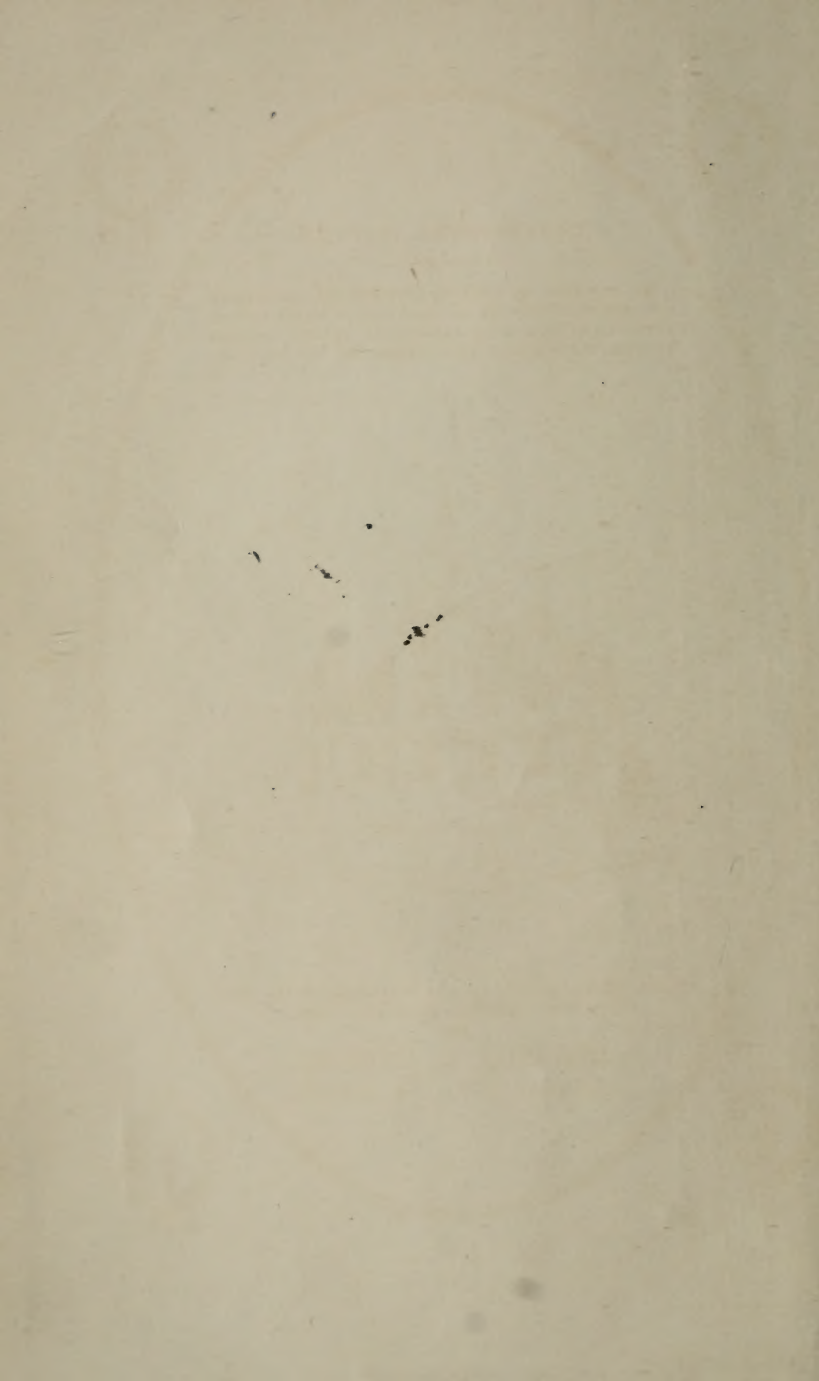




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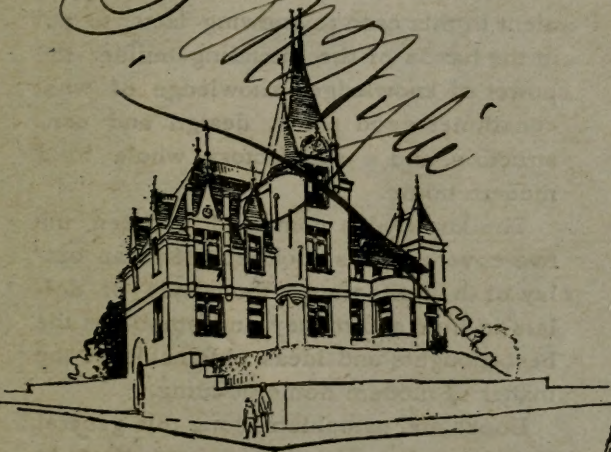
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All readers of this architectural catalogue are respectfully cautioned not to build or use portions of plans as contained herein, except by special written permission of the author.

J. M. G. L.



Entered according to act of Congress in the
year Nineteen Hundred and Ten,
by

HERBERT C. CHIVERS
ARCHITECT : ST. LOUIS

FOREWORD

"Knowledge is power." It has been said that there are two kinds of knowledge, the one to know facts and the other to know where to find facts. The object of this publication is to enable the prospective home builder to find facts which are equivalent in this case to knowing facts; to put in the hands of the intending builder the power of knowledge - knowledge of what constitutes good plans, design and construction, and a satisfactory whole in a modern home.

The knowledge contained between the two covers of this book represents an outlay of thousands upon thousands of dollars in time and money and embodies the best thoughts and ideas obtainable in the matter of modern home building.

Books and pamphlets along this general line have been published from time to time by theorists, publishers and cheap-plan concerns but it has been the pleasure of the compiler of this work to place in the hands of the public for the first time a practical and understandable work containing the finished ideas of a practicing architect of high rank in his profession.



THE BEST METHOD OF PROCEDURE.

From this valuable compact pocket-size plan-book of nearly fifteen hundred plans, the average home-builder can certainly select a satisfactory and inexpensive stock plan, which with perhaps slight changes, will meet every requirement. If you do not find such a plan, you can from some of the plans in this book, at least explain your desires by simply referring to portions of one plan and portions of another, or perhaps better, take the onion-skin paper wrapper of this book and simply trace the plan wanted, with such changes desired and from this we can get your ideas and draw a preliminary plan, for a nominal charge of \$5.00, and thus get a complete and satisfactory arrangement.

Preliminary plans enable you to secure reasonably close bids from local builders. With such suggestions as are contained in these preliminary plans and such further pencil notations as you may make, we are enabled to make final or complete working plans, which give full information and superintending guidance to your builder.

The average home-builder of to-day is aware of the importance of regularly-drawn economically-detailed architect's plans, and it is impossible to dissuade them. The owner knows that two heads are better than one, especially the architect, who in fact is the owner's only unbiased counsellor in the matter and whom it is reasonable to suppose is best calculated to understand the building in its entirety. What does 1% or \$10 on every \$1000 expended, amount to, for revised stock plans or $3\frac{1}{2}\%$ at most for specially-drawn plans compared to a 20% to 30% loss in ineffectiveness in design, cumbersome plan arrangement or over-costly construction. Or what is \$5 or \$10 or \$15 for one of our already tried-out stock plans to some experimental plan which may be offered you at nominal cost?

There is economy in both time and money in selecting an architect of national reputation, or what we might term a long-distance architect. You thus avoid that oft-repeated everlasting sameness in design which naturally comes from purely local talent although every locality has some good ideas unknown to another locality. I have never planned a building for any one where some new idea did not come to me. That is where my services are of special value to you. Having done work in practically every city and town in the United States and Canada I have naturally accumulated a vast store of plan-information which is at finger-ends and the best of which is embodied in every plan, where it is left up to me to produce results. **IT IS RESULTS YOU WANT.** Therefore, if you are going to build and are willing to send me a retainer of \$5 for **PRELIMINARY PLANS** and will order special plans if they meet with your approval and you decide to build from the ideas contained in same, you will in this way get the best possible architectural service and your home will certainly be a joy forever.

Another quick way to get results is to simply order a stock plan, explain changes desired to builder, then before signing contract, return them, with pencil notations to be redrawn, which we can generally do for \$2.75 for the floor plans and \$2.50 for each exterior or \$12.75 altold, changes to each sheet.

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ARTISTIC HOMES

*"In framing artists, art hath thus decreed
to make some good, but others to exceed."*

—Shakespeare.

This volume is a work on building information and in its compilation the author has in many cases sacrificed the beauty of the book to increase the practical value of the ideas herein contained. From it you will be able to select sufficient data to give this office a definite basis on which to work. This can best be done by referring to portions of certain plans on certain pages which appeal to you, or sending clippings. Also send a rough sketch of floor plans.

*"Such is the strength of art, rough things
to shape and of rude commons, rich enclos-
ures make."*—James Howell.

PROGRESSIVE IDEAS.—A desire for a home of your own is one of the best proofs of your personal ambition, your interest in your family, and your desire for peace, comfort and happiness both for yourself and for those nearest you. A "Human Ant" is the only person who is satisfied to build a home like his neighbors or his friends. The person who possesses invention, originality, and ambition, builds a home which fits his ideas, fits his surroundings and fits his purse and which expresses his progressive individuality.

BE UP-TO-DATE.—It has no doubt occurred to you in viewing the residence streets of various cities and towns as a remarkable fact that the majority of houses have a sameness, are utterly devoid of artistic beauty and external fitness. In those homes where you have been behind the scenes you have found the same condition existing in interior design and finish. This proves one of two things, either the lack of an architect or the lack of skill of the architect employed. When you do see a well designed house, interior and exterior, how it does delight your eye and please your fancy. When you build, make sure that you are putting your money into something of which you will always be proud and on which you will receive the congratulations of your friends and neighbors.

A MODERN HOME.—In planning a home one should take advantage of all the modern ideas, improvements and conveniences which this age of invention provides. We have outlived the styles of a quarter or a half century ago in houses as we have in clothes and the other necessities of physical existence.

POINTS TO LOOK AFTER.—The planning of a house, where expensive materials and labor are considered, should not be left to unskilled hands. Allow the lady of the house to have considerable say-so in the floor arrangement especially. She lives in the house day and night. A poorly-planned house is usually more expensive than a modern practical plan.

PICTURE YOUR HOME.—It is sometimes difficult for the layman or ordinary individual to get an adequate idea of the general appearance of a house from a plate print like those in the following pages. One of these plates being selected I will furnish a reproduction of it in water color, to large size with plans on separate sheet and handsomely mounted for framing at a cost of one dollar.

HOME-LOVERS.—The most pleasant duty devolving upon the skilled architect is the designing of a home for the true Home-Lover, for a person who is building a home for home's sake, who wants it modern for convenience' sake and who wants it beautiful for beauty's sake. May good fortune grant that the person into whose hands this volume falls be a "Home-Lover."

THE NECESSITY OF PRELIMINARY PLANS.—It is seldom that one gets a suitable arrangement the very first time, therefore it is necessary to first send the plans in sketch form so as to make them handy for approval, or disapproval of certain parts as you see fit. The architect's greatest difficulty is in getting his client's first ideas. If you have any printed designs from which you wish to adopt certain ornamental features, I can embody them in your designs and endeavor to improve on any suggestions offered.

PRELIMINARY PLANS.—The home builder as a rule can only give his architect general suggestions and ideas as to what he desires embodied in his house. For this reason it is necessary that preliminary sketches be made and submitted to him before work on the actual plans are begun. A fee of \$5 is charged for such preliminary ideas and sketches on work of \$5000 or under but it becomes a part of the total fee so that when the completed plans have been accepted, the original sketches have added nothing to the total cost. Preliminary sketches and ideas are submitted without charge, to responsible parties after receiving a bona fide order for a set of working plans and no additional charge is made for altering or changing these sketches in any way desired.

*"Building blunders are more expensive
than architect's plans."*—Anon.

21 Dec 50 Deal
28 Aug 00 g-estate of Dr and Mrs. S. M. Wiley

"Architecture is the art which so disposes and adorns the edifices raised by man; that the sight of them may contribute to his mental health, power and pleasure."—*Ruskin.*

WATER COLORS.—A water color picture of your prospective home accompanying the preliminary plans or even preceding the plans is often desirable as it gives you a good idea of the external make-up of the house enabling you to make criticisms and changes before the actual plans are drawn. An extra charge of \$5 is made for such a water color complete and framed.

"Make your dwelling tasteful and attractive, both within and without; the associations of the home of our early days have a strong influence on the future life."

—*Phillips.*

WORKING DRAWINGS.—My drawings are complete to the smallest detail: comprehensive and clear, and consist of basement, attic, roof, and two floor plans with dimensions figured and marked accurately, together with four elevations drawn to a quarter-inch scale and details for everything inside and out where necessary; also includes typewritten specifications and contract blanks so that on receipt of plans and specifications you are ready to place your contract. The question of economy is not overlooked in the preparation of plans and it is usually safe to figure a ten or twenty per cent saving when building from my plans.

"Style in architecture is that original beauty which establishes a standard of excellence in each individual building and gives a sense of indefinable completeness."

—*Anon.*

SUPERINTENDENCE.—The plans should be so drawn that any competent builder can follow them to the smallest detail and my plans are so comprehensive and clear that any builder who is reasonably competent will be able to follow them without difficulty. It is very necessary that you have complete working drawings and above all legally worded specifications. It excites competition among the builders, and then since you know that all builders are figuring on the same basis, you can very readily see how the price of plans and specifications may be saved many times over.

"The more you practice what you know, the more shall you know what to practice."

—*W. Jenkin.*

CONSULTATION.—In large mercantile and financial institutions it has become the custom for those who have charge of various departments to consult with their superiors wholly on paper so that a record will be had of all rulings and opinions. For this same reason the architect who is not a resident architect will in many cases give you better service

as you will consult with him wholly on paper and you will have for all time the records of such consultation. This office is just as close to you as your nearest mail box.

"Accurate knowledge is the basis of correct opinions; the want of it makes the opinions of most people of little value."—*Simmons.*

UNPREJUDICED ADVICE.—In preparing to build, the main object is to have a suitable arrangement of floor plan and this is where you will need the assistance of some one who is totally unprejudiced, regardless of any selfish interests which he may have in finally figuring on the contract to erect the house.

"Genius is but a mind of large general powers accidentally determined in a particular direction."—*Johnson.*

PLAN SATISFACTION.—My interests lie altogether in having you well pleased and in putting up a house which will be a comfort to you as well as a credit to this office. We could not afford to give you anything but the most conscientious advice on all points. If given your work we shall feel fully responsible for its ultimate success as to practicality and design.

"If cities were built by the sound of music, then some edifices would appear to be constructed by grave, solemn tones, and others to have danced forth to light fantastic airs."

—*Habiturns.*

SUGGESTIONS TO YOUR NEIGHBORS.—If communities, as a whole, could readily understand and appreciate art in architecture, each house would enhance the value of adjoining property. My clients often make special efforts to secure for me the planning of houses for their adjoining neighbors, so that the surrounding houses may be in true harmony. A great many architects have not the least conception of how a building will appear in perspective when erected, or its relative value to other buildings, landscape, etc. I make a close study of these conditions.

"No man was ever so completely skilled in the conduct of life, as not to receive new information from age and experience."

—*Terence.*

CHANGES IN STOCK PLANS.—In case I have a stock plan which will suit you exactly my fees would usually be \$5.00 to \$10.00. Necessary changes would be made in these plans for \$2.75 additional providing the outside of the building is not

changed elevations can be altered at \$2.50 each making a total cost for all changes, inside and out, of \$12.75. This does not include original study and special designs but covers only minor changes which can readily be made without preliminary sketches or reconstructing the entire plans or changing outside dimensions of plans. These charges for minor changes are often mistaken as prices at which original study and special plans can be had which is altogether a different class of work.

"No money is better spent than what is laid out for domestic satisfaction. A man is pleased that his wife is dressed as well as other people, and the wife is pleased that she is so dressed."—Johnson.

SPECIAL DRAWINGS.—Special plans will be furnished at the rate of three and one-half per cent of the actual cost of the building or for a fee of not less than \$25 including full details and carefully-worded specifications all of which will receive my personal attention. Persons not rated must send one-third of total fee with order or not less than ten dollars as a deposit, the remainder to be paid on the completion and delivery of the plans and specifications. If individual checks are sent, add 15 cents for exchange. When the full price of plans is sent with order, express charges will be prepaid, otherwise plans will be sent C. O. D. with express and return charges payable by purchaser. See order blanks, sketching blanks and money order application blanks in back of book.

"It is better to create than to be learned; creating is the true essence of life."—Nietzsch.

CAUTION.—All ideas, suggestions, drawings and sketches submitted remain my property until the amount of my fee is fully paid and persons to whom they are sent as well as those by whom they are seen are cautioned not to use them or any part thereof under penalty. All plans and specifications are sold to be used ONCE and if they are again used without permission, the legal fee of three and one-half per cent of the cost of such buildings will be collected. This office carries an Illinois License and is privileged to practice in all states which require architects to register as to ability.

"If you would create something, you must be something."—Goethe.

POOR COPIES.—Builders sometimes try to impress upon prospective clients that they can draw-up something a little different and yet evade the architect's rights at law. No copy is as good as the original, in the first place, and besides subjecting their customers to a cost for plans which is many-times higher than what we might originally charge if ordered direct, the result is a very com-

mon-place design. You have noticed that "sameness" in houses built in certain localities? Why is it? Have you not seen a certain house which looked like a gentleman among a lot of beggars? It all depends on the architect you employ.

"The highest problem of any art is to cause by appearance the illusion of a higher reality."—Goethe.

WHEN ADVICE IS OF VALUE.—When one contemplates building, it is in the early stages of the enterprise that the architect should be selected. The advice and experience of a trustworthy architect should be secured by all means. Do not expect an architect to put his best ideas on paper for you, unless you have a positive understanding with him that he is to do the work. Parties who struggle along themselves with all the preliminary work and later on, employ an architect do not secure full services. The most valuable portion of a plan, and often its most vital points are rendered during its embryotic period, therefore do not then begrudge an architect payment for original ideas.

"Experience is a jewel, and it had need be so, for it is often purchased at an infinite rate."—Shakespeare.

THE BUILDER-ARCHITECT.—Any builder who is skilled in his line should have some good ideas in planning and some ability as a draftsman but no builder who is skilled in his line will attempt to prepare a set of architectural plans or to design a building. The builder-architect is always a poor architect and usually a common-place builder. The good apothecary does not prescribe, and the prescriptions of the poor apothecary are dangerous dope. You would not go to a veterinary surgeon for a case of the measles would you?

"Knowledge is the treasure, but judgment is the treasure of a wise man."—Penn.

THE CHEAP BUILDER.—A cheap tailor or dressmaker often ruins good material and a cheap builder often ruins a good set of plans. He is naturally antagonistic to the architect whose plans demand the best in materials and construction. The good architect always saves many times his fee by the use of material-saving and time-saving ideas. The securing of complete plans prepared by a skilled architect and the making of a written contract of which the architect's specifications are necessarily a part of the contract, is the only protection against the cheap builder. Building blunders have cost the world many thousand times more than has ever been spent for architect's plans and specifications.

"It is ridiculous for any man to criticise the works of another if he has not distinguished himself by his own performances."—Addison.

"They that will not be counselled, cannot be helped. If you do not hear reason she will rap you on the knuckles."—Franklin.

THE FREE ARCHITECT.—Of all the pests that ever infested a community including the busy-body, the know-it-all, the butter-in, no one of them has ever equalled, much less excelled, the expensive annoyance caused the home-builder by the "free" (?) architect. He is the man who will furnish the plans "free" (?) if you will give him the building contract or if you will buy from him the materials used in order that he may arrange everything to his own advantage.

"What cannot art and industry perform, when science plans the progress of their toil."—Seattle.

INQUIRIES KEPT PRIVATE.—Parties who answer our advertisements can write us freely without the annoyance of having their names handed around as patrons of ours, or sold to building-material concerns for circulation. You will not be annoyed with circulars from this source, as we give out no information whatever, and our employees are specially cautioned not to discuss office matters outside, under penalty of dismissal.

WHY OUR BUILDINGS LOOK WELL WHEN BUILT.

1st. All framing is clearly shown; therefore no time is lost in figuring out plans.

2nd. We take advantage of all modern methods of construction.

3rd. Our work is detailed so as to be attractive and yet inexpensive.

4th. Plans are up-to-date in design and yet inexpensive in construction.

5th. Every dimension is given, including detail drawings of construction.

6th. Plans are prepared by skilled designers and can be depended upon.

7th. Plans are accurately figured and specified and save many discussions.

8th. Plans are so easily understood that builders do not waste time pondering over them.

9th. Our buildings look well when completed and outlast the ordinary building.

10th. We prefer simple classic outlines to cheap or common ornamentation.

11th. Plans are figured economically in the cutting of lumber.

12th. The buildings look right for the reason that we study minute details.

13th. Builders estimating on these plans know that they are figuring on the same basis as their competitors. This is important to the builder as well as the owner.

QUESTIONS PROMPTLY ANSWERED.—Parties who contemplate ordering plans are at liberty to ask as many questions as they choose. To insure prompt answers to questions always write questions plainly, leaving space for reply below each one. Also refer to plans by design and page number, always giving name of house and name of book. It is desirable that you send outline of lot, points of compass, etc., if you contemplate ordering special plans. See order and sketching blanks in back pages of book. Always use the return envelope sent. To see how designs appear reversed hold to a mirror. See cut on last page. Should any stock plan exceed estimate, I will exchange them for any other plan of less cost which we may have in stock if returned within ten days from date of shipment and in good condition. Always write questions on separate sheet with name and address. In sending separate packages, photos or drawings, be certain to put your address on package.

QUALITY OF MATERIAL.

All frame houses in this book have 18-inch stone or 13-inch brick foundation walls with cellar under entire house where cellar stairs are shown with general good finish throughout. Plumbing is included where shown. Story heights are 10 feet. Estimates are based on the following schedule of prices:

Excavating, per cubic yard . . .	\$ 15 to \$ 20
Rubble stone work, per perch . . .	1 30 to 2 30
Brick laid in wall, per 1,000 . . .	3 00 to 10 00
Lathing and plastering, per yard . . .	22 to 25
Dimension lumber, per 1,000 . . .	14 00 to 30 00
Flooring	20 00 to 30 00
Sheathing boards	14 00 to 20 00
Shingles	2 75 to 3 50
Siding	20 00 to 25 00
Finish lumber	30 00 to 50 00
Tin work, per square	8 00 to 10 00
Carpenters, per day	1 75 to 3 00
Masons, per day	2 00 to 4 00
Common labor, per day	1 00 to 1 50

All rooms are plastered and finished with yellow pine, or native wood, in natural finish. All mouldings are detailed in stock patterns, and details of porches, cornices, etc., are very simple in construction. It is important to have the entire construction of the building clearly shown by large scale or full-size drawings. It assists the workmen on the building, for they do not then have to ponder over problems of construction. The plans are all neatly and accurately drawn, and above all, carefully figured, giving dimensions of glass, location and size of doors, windows, etc., and all information necessary for the successful guidance of the builder.

ARTISTIC HOMES



Osceola design 51014, story heights 10 ft 6. Large spacious rooms, width over all 55 ft. Plans \$55.



•PREPAREDNESS•HAS BEEN MY SUCCESS

HERBERT C. CHIVERS

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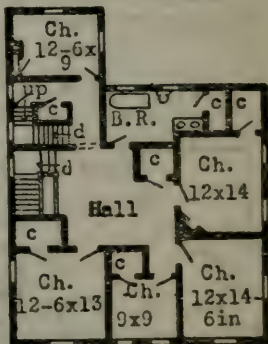
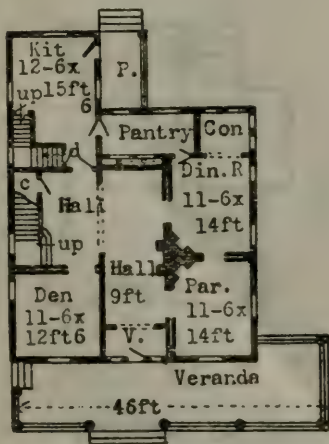
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ORDER BLANK.

Please fill out the enclosed order and question blank in back of book as near as you can, and I will immediately proceed with the preliminary plans. These plans may probably require changing several times, in order to suit you exactly, and I shall expect prompt replies, so that I can give the matter attention while it is fresh in mind. You possibly have a view of a house which comes near suiting you, or a partly executed plan, which you can send rough tracing of



Quannah Design 510
story heights 10 ft.
Plans \$15.

ARTISTIC HOMES

STYLE IN ARCHITECTURE. -

STYLE in architecture is that original beauty which establishes a standard of excellence in each individual building and gives a sense of indefinable completeness.

Style in architecture is a product of the fancy of the architect which can be simple and economical and still beautiful, or common-place and yet quite expensive.

Style in architecture is something about a building in the way of improvement of outline or detail which makes it attractive and desirable to the casual observer.

Style in architecture is an innovation of the architect who has dared to be original and individual and who can produce a building which will, at the same time, appeal to popular favor.

HOME MAKING

HOME is the word of broadest, deepest and tenderest significance in the English language. The home is the culmination of domestic love and the training school for future generations. The young married couple has no more sacred duty than the building a home which shall reflect their thought and embody their life together.

There are four important factors to be considered in the making of a home, the bank account, the wife, the husband and the architect. These must harmonize or there will be a failure where so much depends upon success.

If there is only a few thousand dollars to be invested there must be no reaching out after the unattainable. The fact must be squarely faced.

It is by the preparation of designs and the making of accurate estimates on the sum named as the limit that I make friends of my clients.

An alliance of this kind becomes something more than a mere business proposition, hence I enter sympathetically into the plans of the home-makers and when they take possession of the house it is with the happy consciousness of having what they wanted, frequently at less outlay than they at first anticipated.

The whims, fancies and idiosyncrasies of home-makers are innumerable. Where it is impossible or ill-advised to gratify them I rarely fail, by the employment of reason and the exercise of tact, to direct the thoughts of my clients into more rational channels. I have never assumed the office of dictator preferring to be looked upon as a helper, an expert assistant, whose judgment carries the weight of practical experience.

I do not take the easiest means to please a client until I have first submitted my ideas and it is therefore sometimes necessary to antagonize frankly and fairly the wishes of a client, and not infrequently I have been amused at the trick of memory by which the home maker assumes responsibility for the feature to which he strenuously objected in the very formation of the plans.

Home-makers, as a rule are earnest, honest men and women who, if their confidence is gained will trust implicitly to the wisdom of the architect they employ. I have never given a client cause to consider his trust in my ability as misplaced.

HERBERT C. CHIVERS.

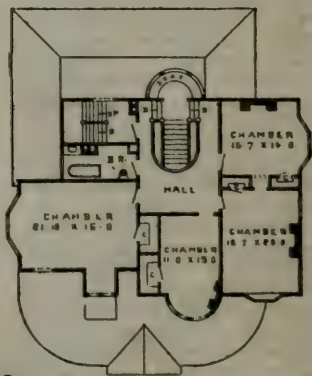
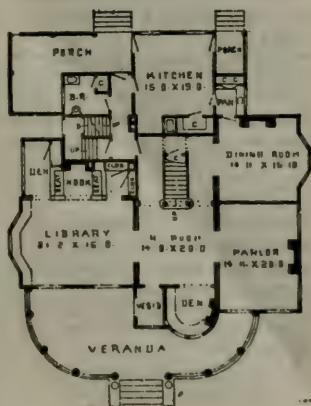
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ARTISTIC HOMES



WAUSON COTTAGE.—Design 58M; cost, \$3,590 to \$3,998; plans, \$30. Special features; Cement floor to veranda, attractive library with panelled ceiling and nook and very attractive exterior appearance. See page 65.



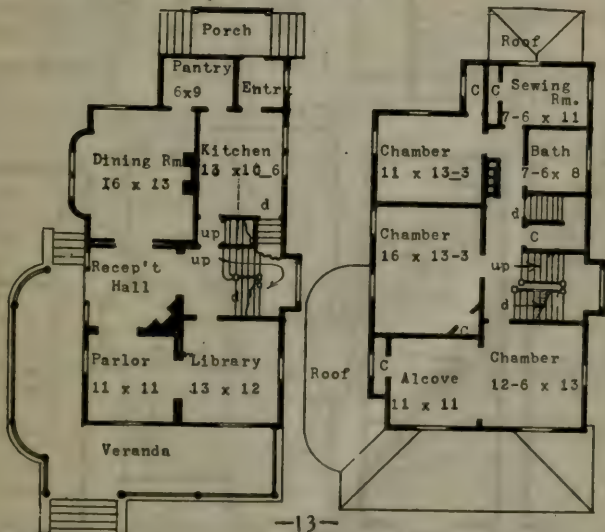
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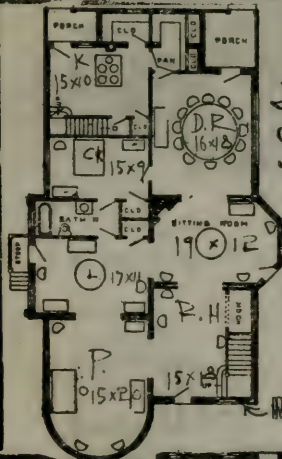
Yakima design 51013, story heights 9 ft 6, width 26 ft, width over all 40 ft. Plans \$15.



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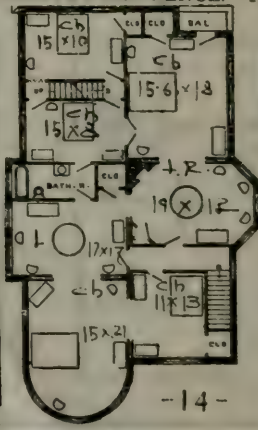
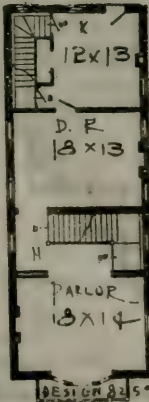
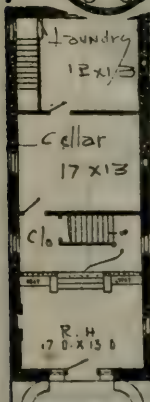
ARTISTIC HOMES



Plans \$25

DESIGN 8257M;

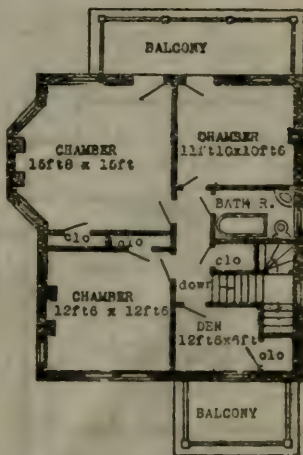
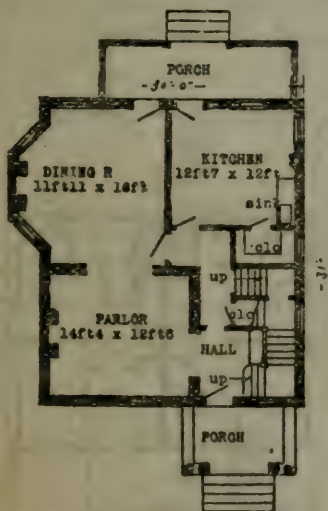
ROSSMOYNE RESIDENCE.—Design 2372-0



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ARTISTIC HOMES



DIXMONT RESIDENCE.—Design 2015-O; cost in frame.
\$1,280 to \$1,395; in brick, \$2,290 to \$2,380; plans, \$20.

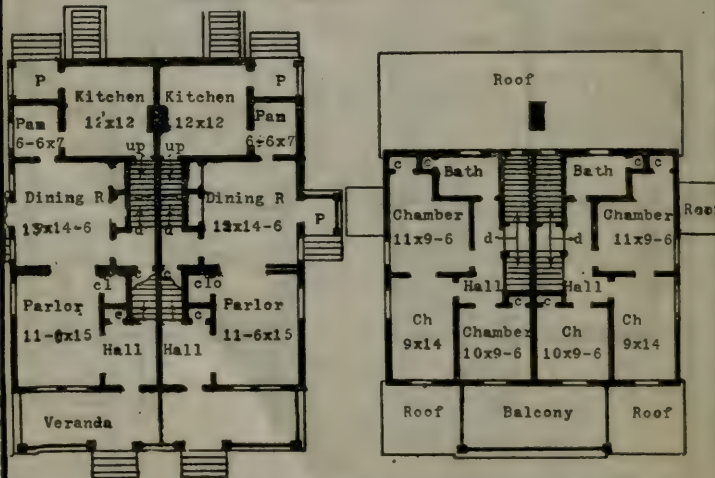
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ARTISTIC HOMES



Northbrae design 5016, width 21 ft, story heights
9 and 8 ft. Plans \$15.

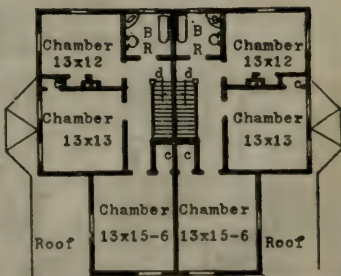
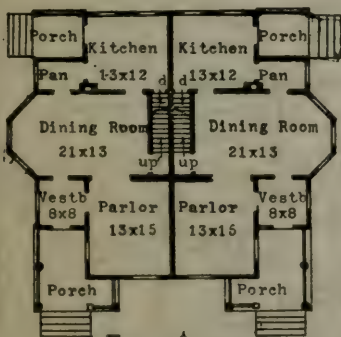


N the forest, the quarries and the mines there are awaiting to-day infinite possibilities in the way of architecture. Laborers must hew and blast and dig. Artisans must fashion the crude material and when the man comes demanding the House Beautiful the architect stands ready to prepare plans and perfect designs which upon acceptance he shall see are reproduced in a building which will be at once the joy and pride of the owner and the delight of the onlookers.

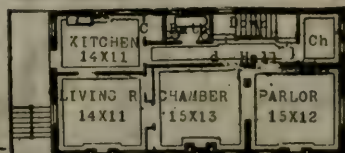
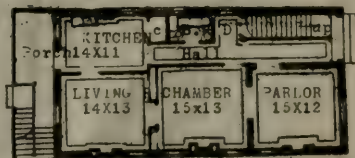
ARTISTIC HOMES



Double House design 5017, width 34-ft 6, width over all 51-ft. Story heights 9-ft 6 and 8-ft 4. Plans \$15. Commodious dining room.



CITY FLAT—Design B40R --17-

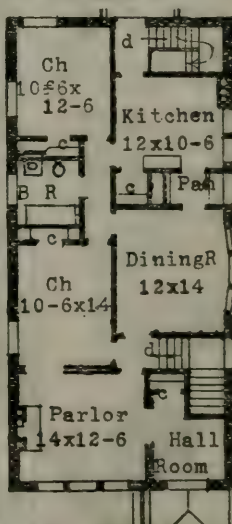
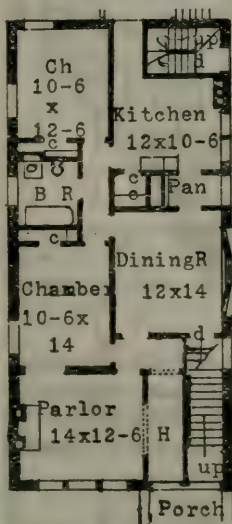


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DeForest design 5018, width over all 25 ft, story heights 9-ft 6. Very compact. Plans \$15



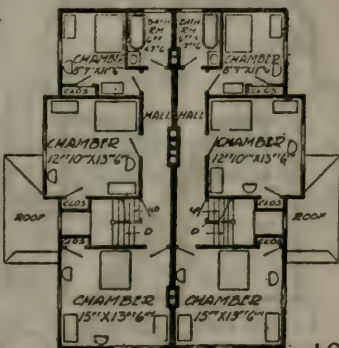
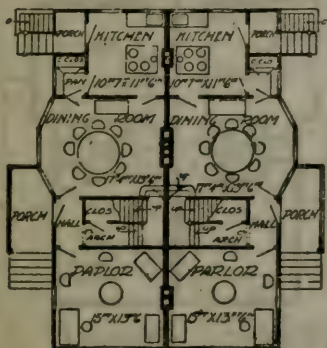
-18-

ARTISTIC HOMES



FELDON RESIDENCE.—Hacker Design 100,060-M; size 32x47; cost \$1,998 to \$2,149; plans, \$15.

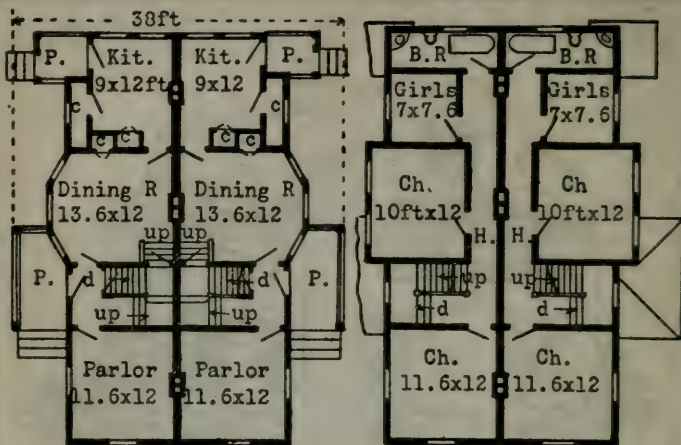
FELDON RESIDENCE No. 2 Woodington Design, same as above; with 11.6x12 ft. parlor; 13.6x12 ft. dining room and 12x9 kitchen. See page 65.



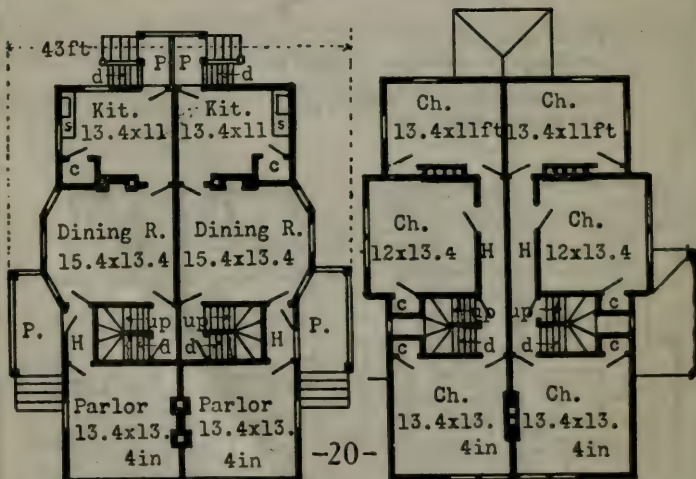
-19-

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Feldon Residence No. 2 design 5020-A. See page 19 for exterior. Story heights 9-ft. 3 and 9. Plans \$15.

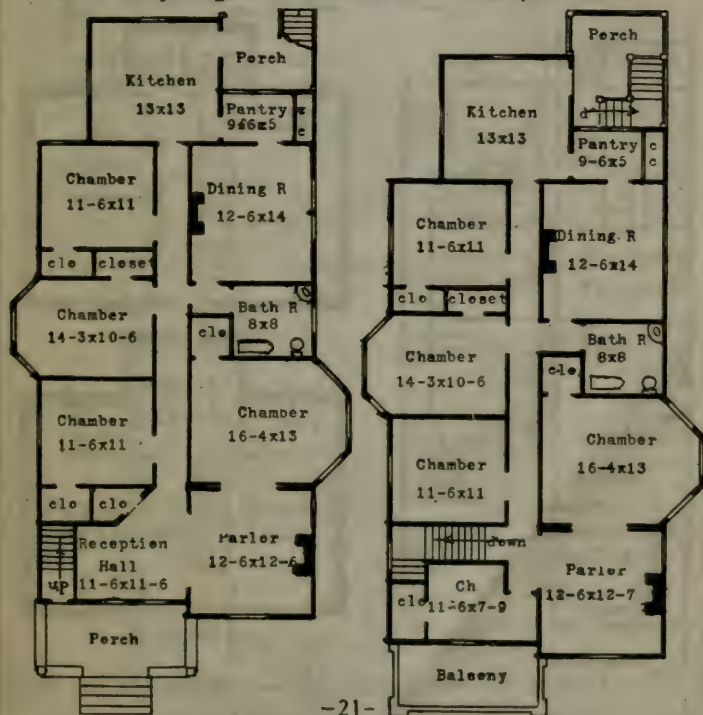


Feldon Residence No. 3 design 5020-B. See page 19 for exterior. Story heights 9-ft 3 and 9. Plans \$15.

ARTISTIC HOMES



San Andreas design 5021, width 29-ft, extreme width 36-ft, story heights 10 and 9-ft 6. Plans \$15.



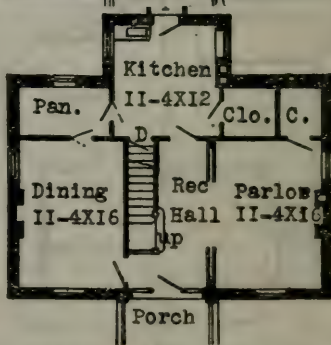
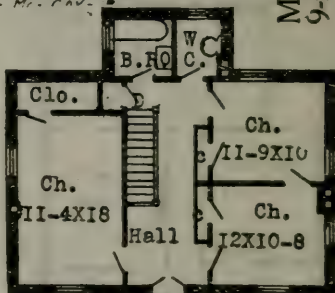
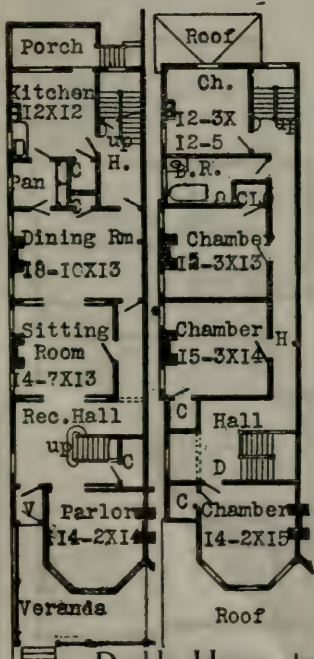
-21-

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ARTISTIC HOMES



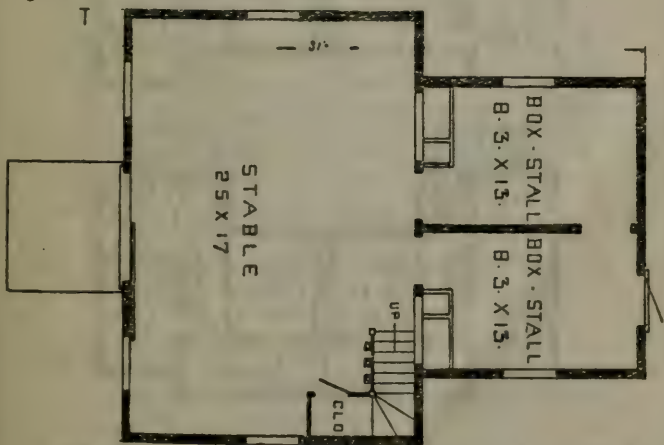
Mermon design 5022-B in brick.
9-ft 6. Plans \$8.



Double House design 5022, width 39-ft, story heights 9-ft 6. Plans \$25.-22-

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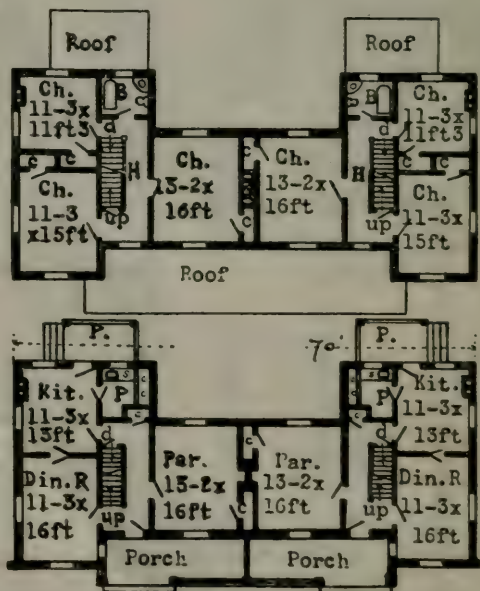
ARTISTIC HOMES



STABLE DESIGN No. 10.—Cost in frame, \$250; plans \$5.

-23-

ARTISTIC HOMES

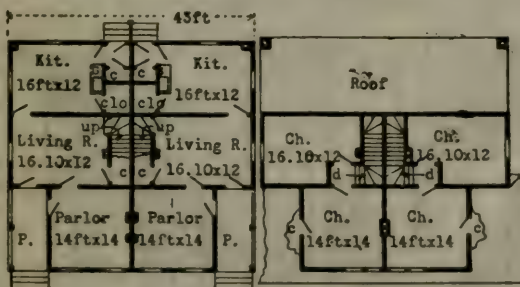


Double House design 5024, story heights 9 and 8-ft
6. Plans \$20.

ARTISTIC HOMES



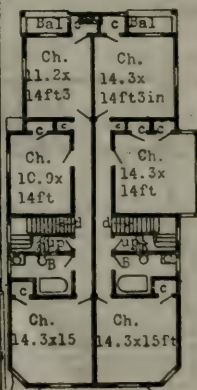
Double House design 5025, story heights 9-ft 6 and 9 ft cut to 5 ft at side walls. Plans \$15.



A WORD OF CAUTION.

Readers of this catalogue of architectural designs are respectfully warned and requested not to build from designs or use portions of plans shown therein Any duplicity of this kind when found out and reported by our correspondents or travelling representatives will be charged for according to the legal fees of 3% per cent on the cost of said improvements.

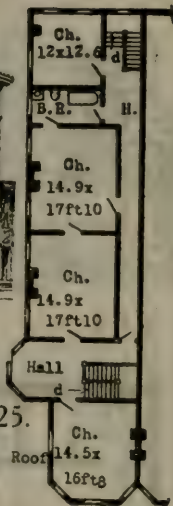
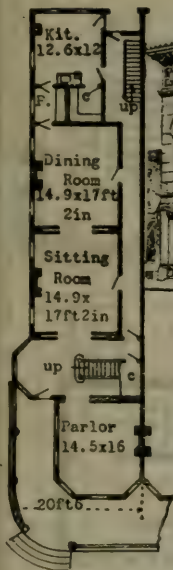
ARTISTIC HOMES



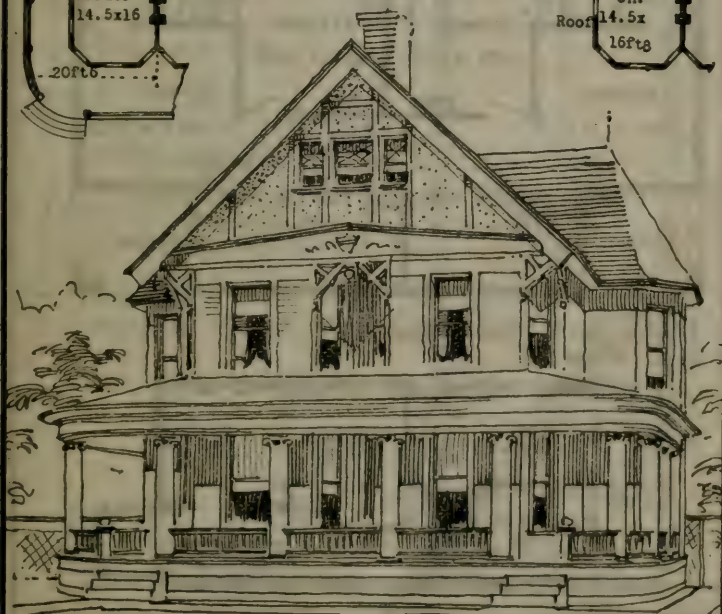
Brick Flat. See plans page 26 and 28.

Double House design 5026. width 30 ft, sto 9 ft. Plans \$20.

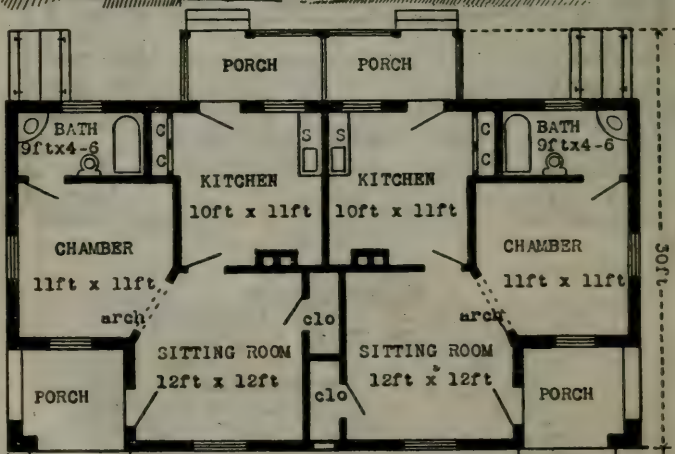
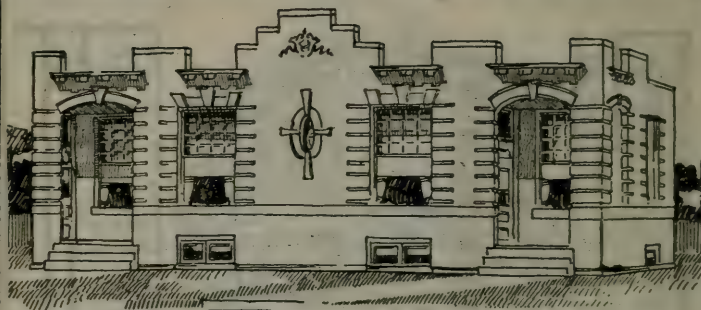
ARTISTIC HOMES



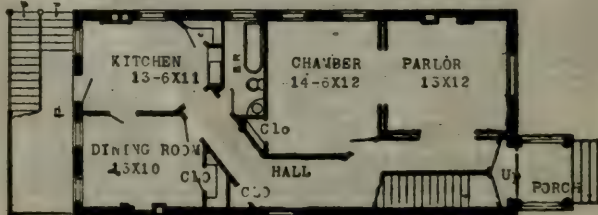
Double House design 5027,
heights 12 and 11 ft. Plans \$25.



ARTISTIC HOMES



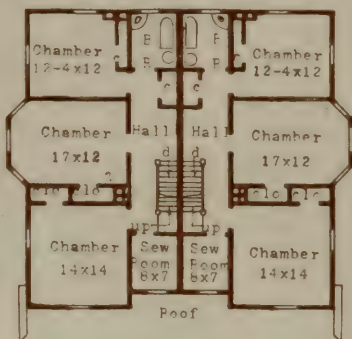
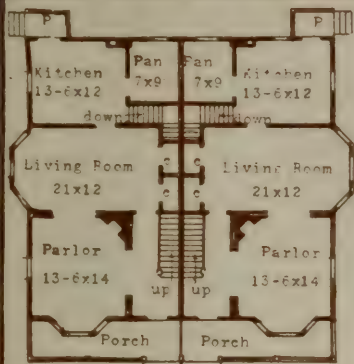
Double Brick House design 5028-A, story heights 9 ft 6. Plans \$10



-28- Brick Flat design 5028-B. See page 26.

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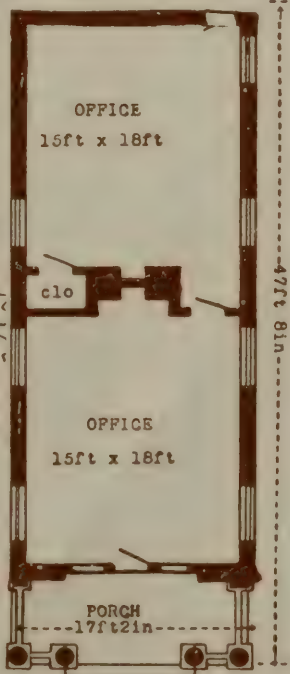
ARTISTIC HOMES



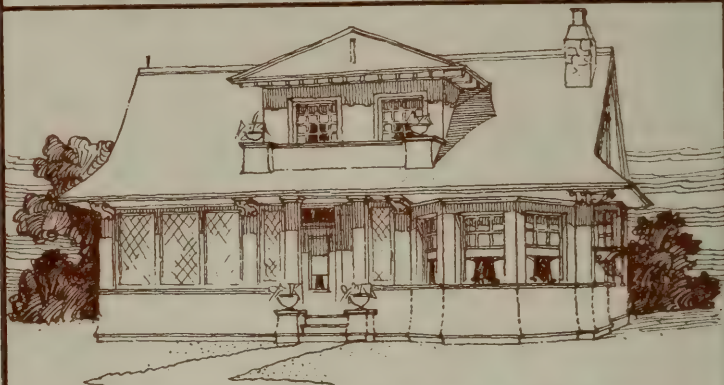
Double House design 5029, story heights 10 and 9 ft.
Plans \$20.



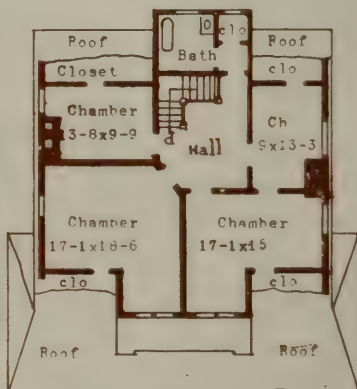
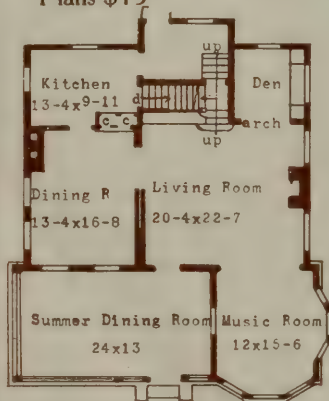
Brick Office No. 5029-B.
Plans \$5.



ARTISTIC HOMES



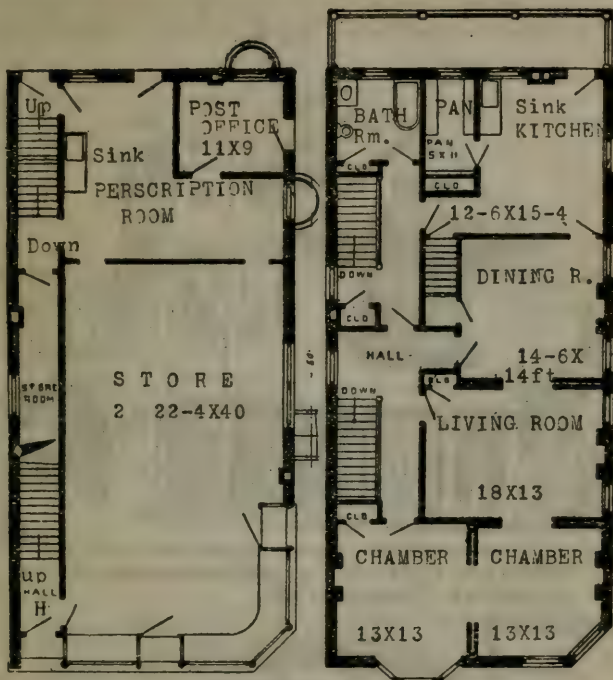
Santa Clara design 5030, width over all 28 ft, story heights 9 ft, cut down at side walls on the second. Plans \$15



TO THE CONTRACTOR

The contractor who works to my plans finds that they redound to his credit as well as mine. Wise contractors know what it means to have attributed to them a structure attractive in design, complete in every detail and perfectly adapted to the uses for which it is intended. This is possible only when the services of a thoroughly competent architect are secured. It is as much to my interest as to the contractors, that I should work in perfect harmony with him. I receive credit for the design and be for the execution. If either is faulty then both of us are blamed, and we fall together. If both are good then we divide honors, and when the questions are asked, "who planned that building?" and "who constructed that building?" we may well be proud to be named together.

ARTISTIC HOMES



STORE AND FLAT.—See opposite page.

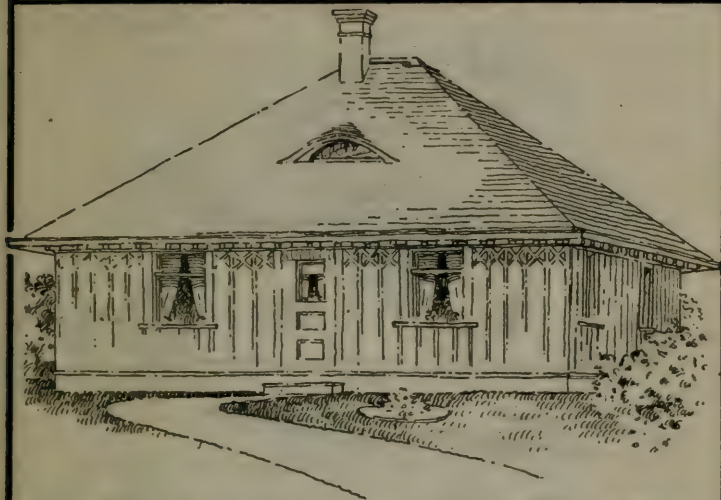




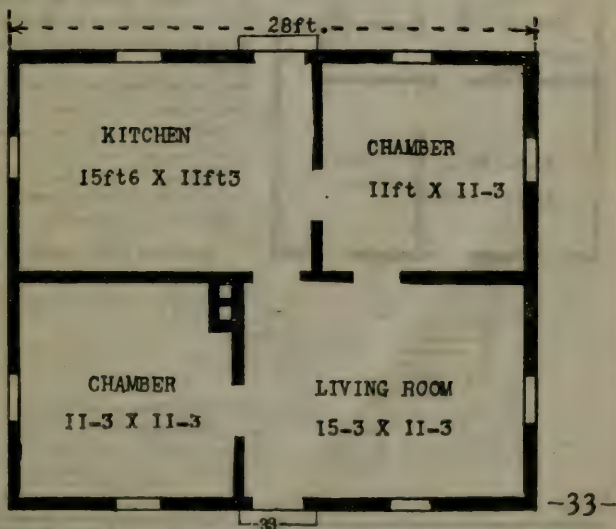
STORE AND FLAT.—Design 1786-O; cost in brick, \$5,590; plans, \$35. See opposite page.



ARTISTIC HOMES



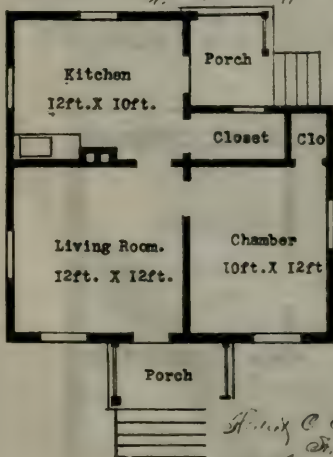
Boulder Creek design 5033, story heights 8-ft.
Plans \$5.



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ARTISTIC HOMES

Story 9 ft. 6.



El Capitan design 5034, width
Plans \$5.00 23 ft 6.

When no plans are used, the contractor is often obliged to do some work which he did not figure on, and the home builder often does not get as much for his money as he expected, simply because there was no basis on which to work and upon which to base the contract.

No misunderstandings can arise when a set of our plans and specifications are before the contractor and the home builder, showing the interior and exterior construction of the house as agreed upon in the contract.

BANK OF NEW LISBON

New Lisbon, Mo. OCT 18 1901

Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:-

I have at hand and send you herewith
photo of our residence as requested. I believe you will
find it constructed as planned, and will say that
we like the exterior and interior arrangements, and

-34-

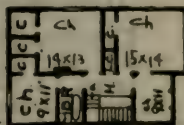
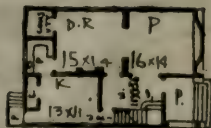
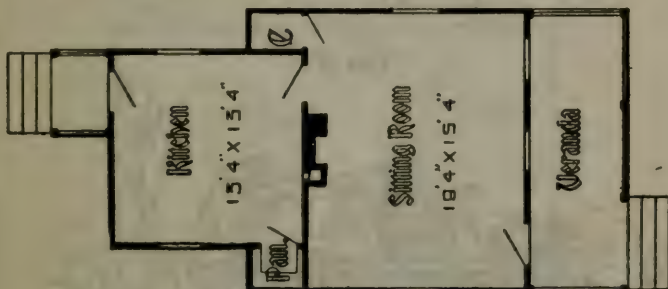
Yours truly,
John R. & J. C. Cook

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

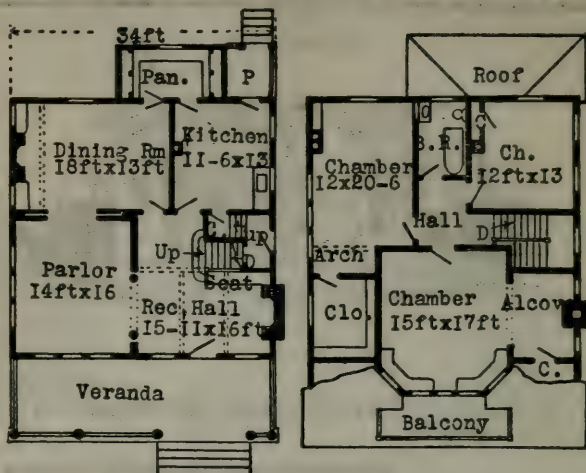


CLARKSDALE COTTAGE.—Design 1796M; in frame, \$175 to \$200; plans, \$5.



SEASIDE HOUSE.—(Design 1001M; in frame, \$1,199 to \$1,296; plans, \$15; width over all, 25 ft. 6 in.; story heights, 9 ft. and 8 ft. in the clear. Special — 35—
Good stained shingle effect. See page 65.

ARTISTIC HOMES



Plans \$10.



-How to Send Money-

Remittances can be made by-Post Office Money Order-
Express Money Order-Bank Draft-

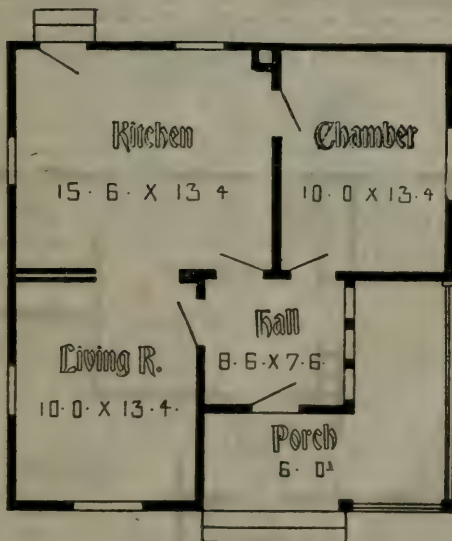
FAIRVIEW COTTAGE.—Design 1131-O; in frame, \$1,292 to \$1,498; plans, \$10; width over all, 34 ft. 4 in.; story heights, 9 ft. and 8 ft. (full story). Special features: Quaint exposed chimneys at sides; stained shingle design.

-36-

ARTISTIC HOMES



BUFFALO COTTAGE.—Design 1760-N; in frame, \$550 to \$698; plans, \$5; width, 27 ft. by 28 ft. 8 in.; story heights, 8 ft.; neat, clean-cut mouldings and porch ornaments.



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



AMBRIDGE COTTAGE.—Design 1968-N; cost in frame, \$699 to \$798; plans, \$7; story heights, 10 ft. Special features: Compact plan arrangement; alcove for bed, allowing front chamber to be used as parlor, with curtain between; clean-cut exterior.

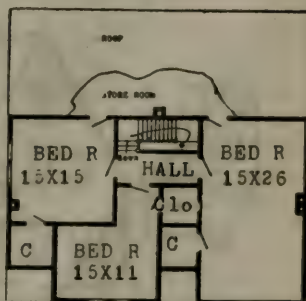
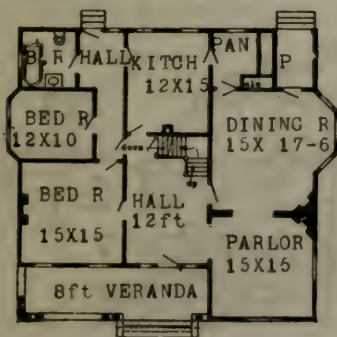
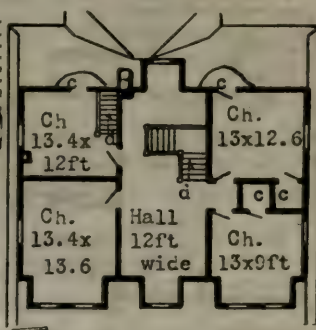


-38-

HERBERT C. CHIVERS CO. ARCHITECTS

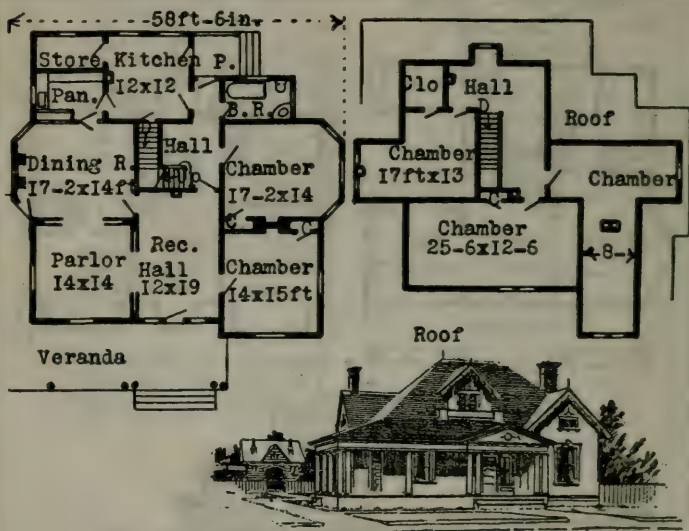
ARTISTIC HOMES

Orville No. 2 design 5039, story heights 10 and 9-ft. Plans \$10.



-39- ORVILLE COTTAGE.—Design 1930M, cost in frame \$1,493 to \$1,580, plans \$10. See page 65.

ARTISTIC HOMES



DONNELL COTTAGE.—Design 2336M;
\$1,298 to \$1,499; plans, \$10. See page 65.

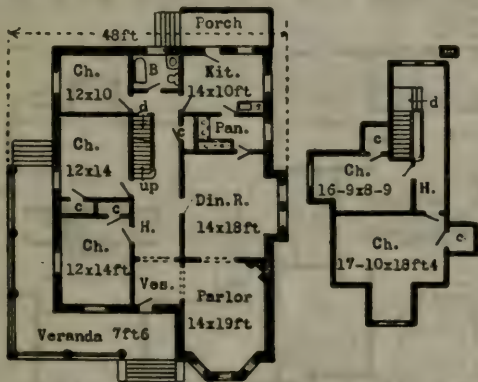


RANDOLPH RESIDENCE.—Design 1554 M; in frame,
-40- \$1,199 to \$1,399; plans, \$10: width, 28 ft. 6 in. x 29 ft. 6 in.;
story heights, 9 ft. in the clear. Special features—Very com-

ARTISTIC HOMES



Temescal design 5041, story heights 10 ft. Plans \$10.



Herbert C. Chivers, Architect,

CONFIDENTIAL INFORMATION.

Dear Sir: The following parties will build soon, and I am sending you their names for the interest which I take in seeing our locality improved by attractive and up-to-date buildings, and with the assurance that you will withhold the source of information.

Respectfully,

LIST OF NAMES

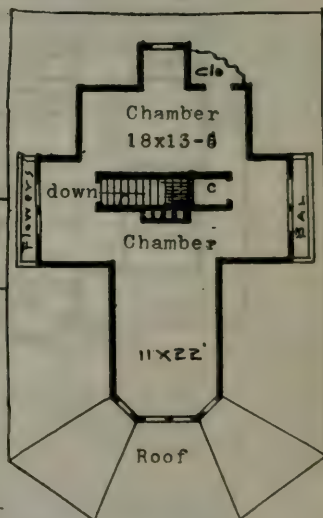
Mr. _____ Street _____ Probable cost _____
 Mr. _____ Street _____ Probable cost -41-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Elmhurst design 5042, story heights 9-ft 6 and 8.
Plans \$12.



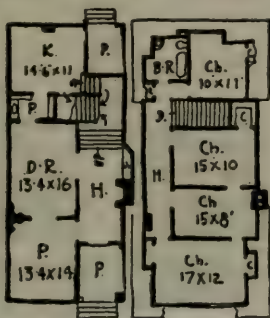
-42-

PROMPT ANSWERS

To insure prompt answers to questions always give design number, page number and name of book and put questions on a separate sheet containing your full address, date, etc., and leaving ample space below each question to plainly write answers. Always use our return envelopes when sent.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



JOSLIN RESIDENCE.—Design 909M: in frame; \$1,199 to \$1,308; plans \$15; width 22 ft. 6 in.; story heights; 9 ft. and 8 ft., cut down by roof to 6 ft. at walls. Special features. Rustic chimney; bay window and seat in hall; combination stairs. See page 65.

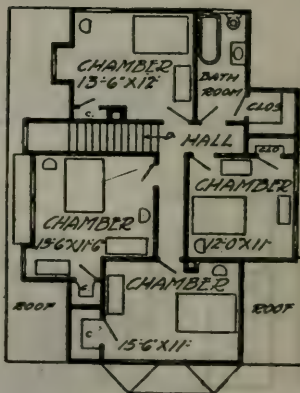
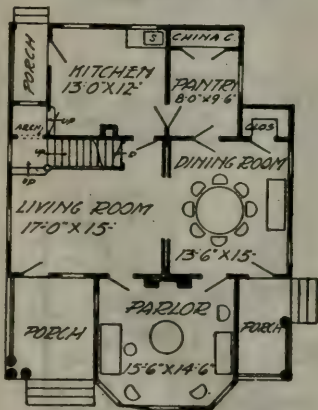


WAVERLY RESIDENCE.—Design 1560-O; in frame, \$1,198 to \$1,389; plans, \$15; width, 24 ft. 8 in. by 33 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special Features; Plain neat exterior. See page 65

ARTISTIC HOMES



Woodville design 5044, story heights 10-ft, width 32-ft. Plans \$10.



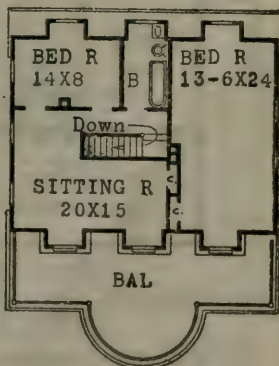
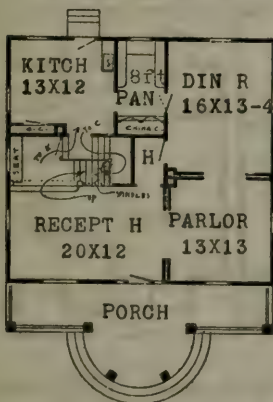
WOODVILLE RESIDENCE.

The plans received from you are perfect in every way. In fact I do not see how you can sell them so cheap. Shall call on you for others soon.
Charles Wurt, South Norwalk, Conn.

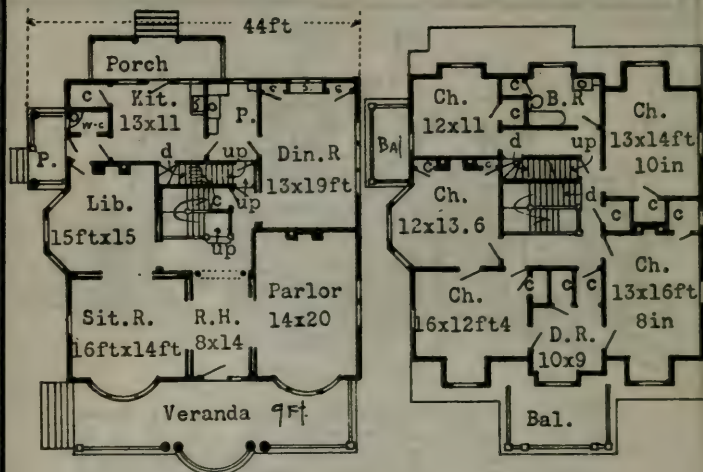
ARTISTIC HOMES



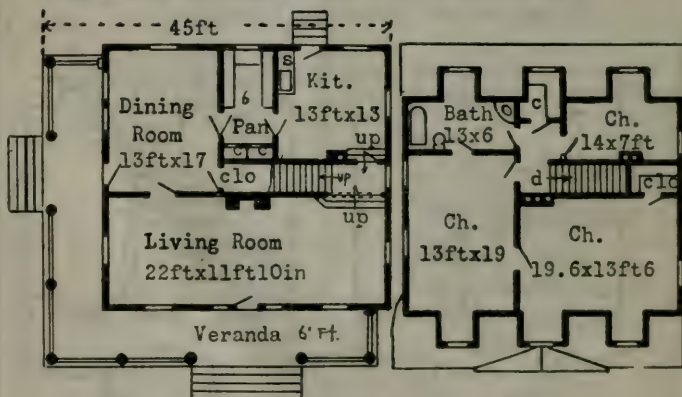
McWILLIAMS RESIDENCE.—Design 9982-O; in frame, \$1,290 to \$1,488; plans, \$10; width, 31 ft. 4 in. by 34 ft.; story heights, 9 ft.; special features: Semi-circular porch; attractive dormer windows; unique reception hall. Modifications: See index Baraboo plan. We have \$10 plan with larger rooms and pier foundation. Modification No. 2, Whitmore design, with porch like this but stairs like Baraboo Cottage and central hall. Modification No. 3, Clark design with fire-place in hall; vestibule; bay in dining-room and exterior and front porch like Baraboo design. (See index).



ARTISTIC HOMES



McWilliams Residence No. 4 design 5046, story heights. 9-ft 6, cut down slightly on second floor. Design similar to page 45 and 49. Plans \$10.



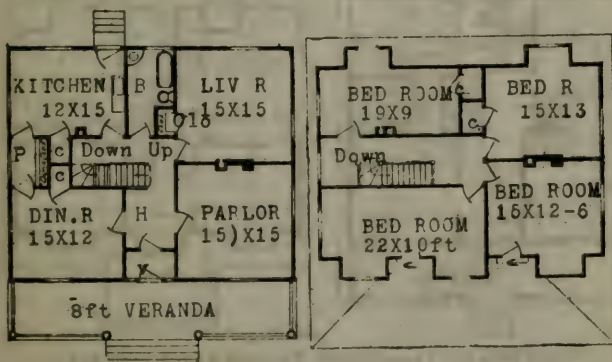
McWilliams Residence No. 5 design 5046, story heights 9-ft and 9-ft cut to 6 at side walls. Exterior similar to page 45. Plans \$10.

-46-

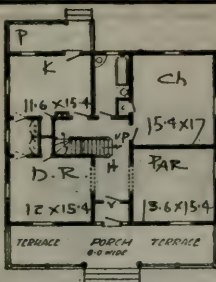
ARTISTIC HOMES



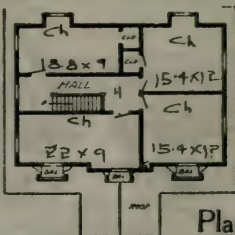
BARABOO DESIGN NO. 3-O—Southern construction—
Design 192,840-O; in frame, \$1,290 to \$1,499; (pier foundation); plans, \$10; width, 38 ft. 6 in. by 31 ft. 4 in.; story heights, 11 ft., cut down to 8 ft. by roof, forming cove around room. Special features: Large rooms; simple roof treatment. Modifications: See index for other Baraboo cottages. See page 65.



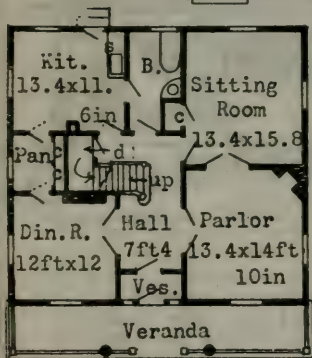
ARTISTIC HOMES



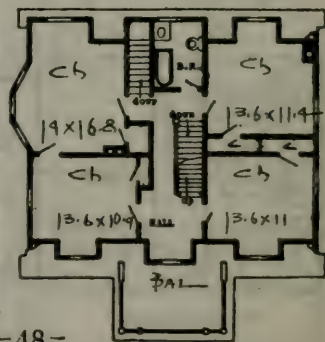
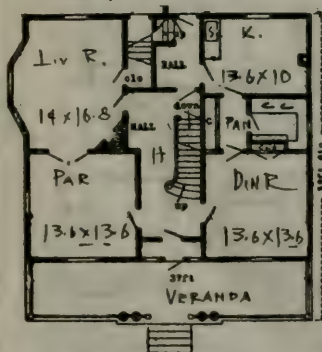
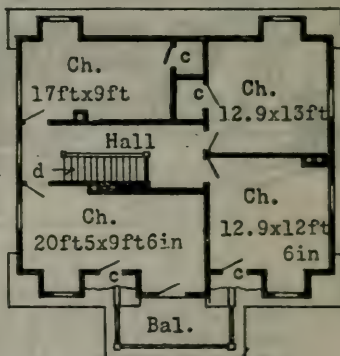
ALBERTA COTTAGE.—Design 62-0;



Plans \$10



Baraboo design 5048, exterior similar to page 47.
Plans \$10.



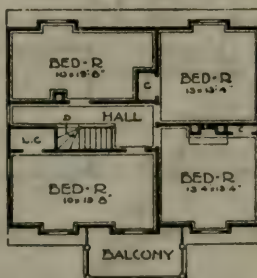
-48-

BARABOO No. 10.—In frame \$1,192 to \$1,289; plans \$10.

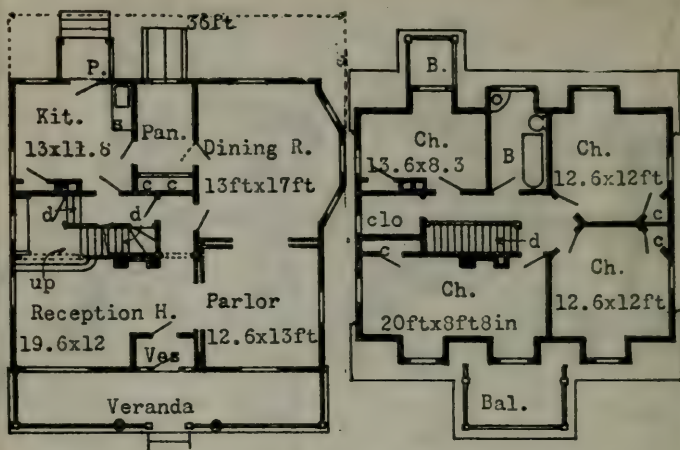
ARTISTIC HOMES



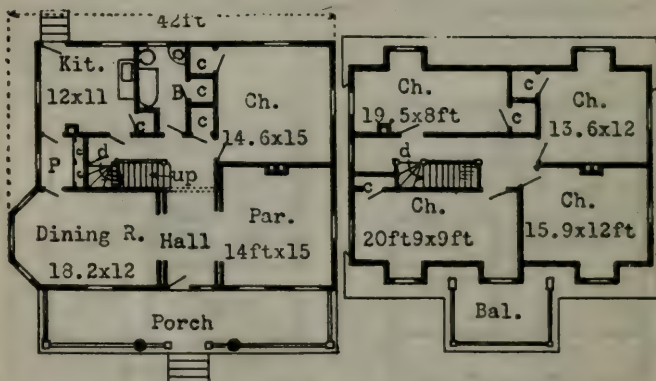
BARABOO COTTAGE. - Design 1639-N; cost in frame, \$1,494 to \$1,688; plans, \$10; width, 34 ft. by 31 ft. 4 in., story heights, 10 ft. and 9 ft. 6 in. Side walls cut down by roof to 8 ft.; cellar, 7 ft. Special features: Economical second story construction. Modifications: Dining-room could be used for sitting-room, with pantry where bath is. Can furnish these plans in stock as shown, or reversed, with the following changes at \$10. Baraboo Residence No. 3, Edwards design, full 10 and 8 ft. 4 in. stories; dining-room, 12x15 ft. 4 in.; sitting-room, 15 ft. 4 in. by 17 ft. A very fine plan.



ARTISTIC HOMES



Baraboo design 5050-A, story heights 9-ft 6 and 9.
Exterior similar to McWilliams design page 45.
Plans \$10.

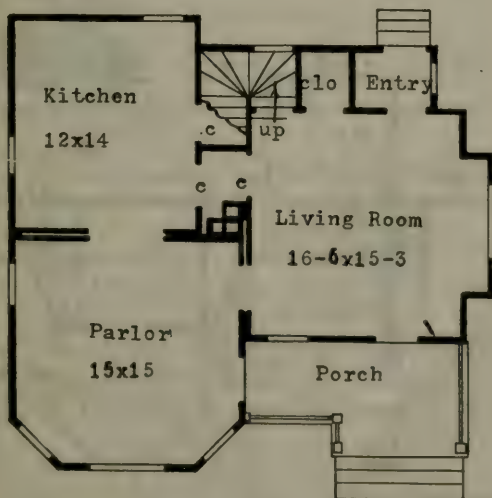


Baraboo design 5050-B, story hts 9-ft and 9-ft cut
to 4-ft 6 at side walls. Exterior similar to page 49.
Plans \$10.

ARTISTIC HOMES



WACO COTTAGE.—Design 2169-O; in frame, \$390 to \$497; plans, \$5; wight, 29 ft. 10 in. by 24 ft. 2 in.; width over all, 31 ft. 10 in.; story heights, 10 ft. Can furnish this plan in stock with kitchen addition in rear of living room. Waco No. 2. Spangler design, same as Waco, with 15x13 parlor, 13x14 living room, with rear stairs going up from living room, with space for two rooms above. Waco No. 3. Lohr design; same as Waco, with 10 ft. 6x10 one-story kitchen addition. See page 65.



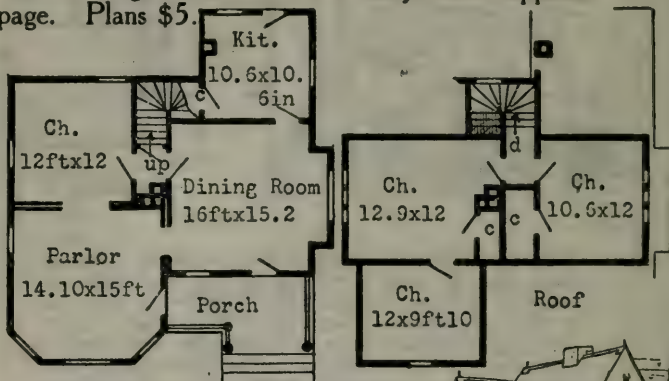
DO US A FAVOR

By showing this catalogue to your neighbors contemplating building and when they order of us, we will send you a suitable and appropriate remembrance of your friendly efforts in our behalf. —51—

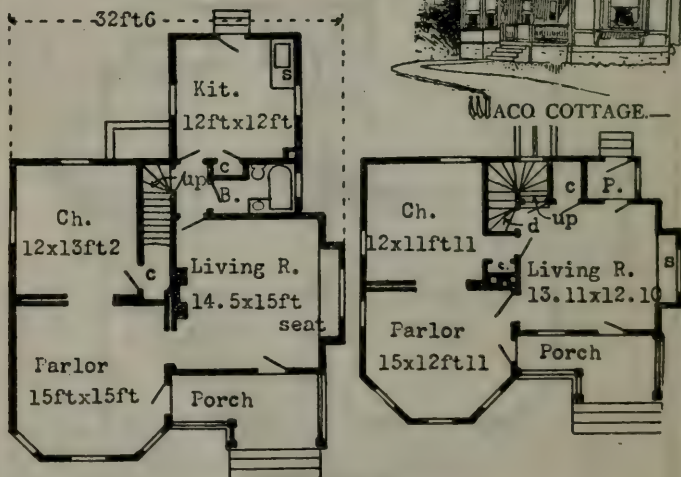
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Waco design 5052-A, 10-ft story. See opposite page. Plans \$5.



WACO COTTAGE.



Waco design 5052-B and 5052-C, story heights 10-ft, cut to 8-ft 6 in story. Plans \$5. -52-

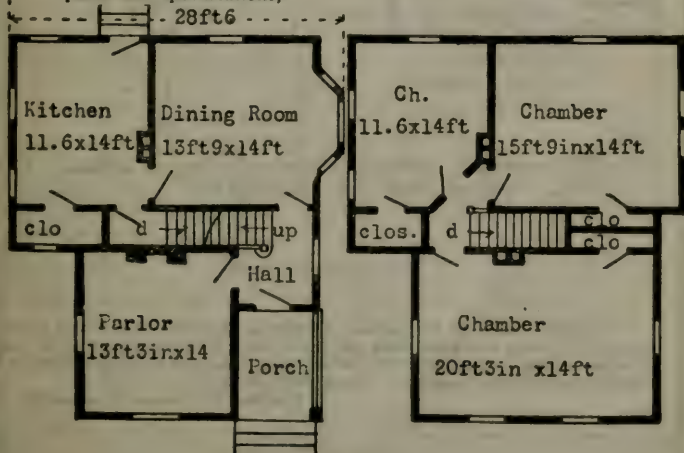
ARTISTIC HOMES



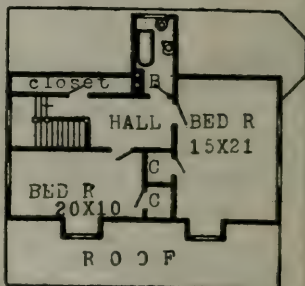
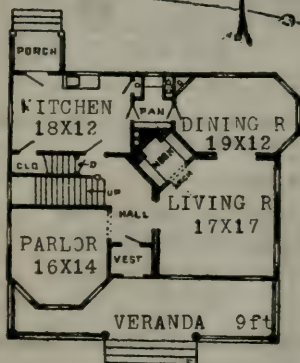
Strang Design 9080-O; cost \$1090; full story heights, 9 and 8 ft.; plans \$5. Harthorn Design 9082M; cost in frame, \$692 to \$840; plans \$15.

-Insurance-

Immediately upon receipt of information from you that your house has been destroyed by fire, either totally or partially, we will forward you, free of cost, a duplicate set of plans and specifications,



ARTISTIC HOMES



MORNSBORO COTTAGE.—Design 2421M; cost in frame \$1,492 to \$1,560; plans \$15. See page 65.

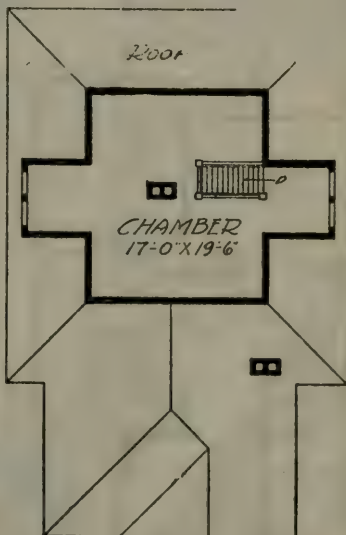
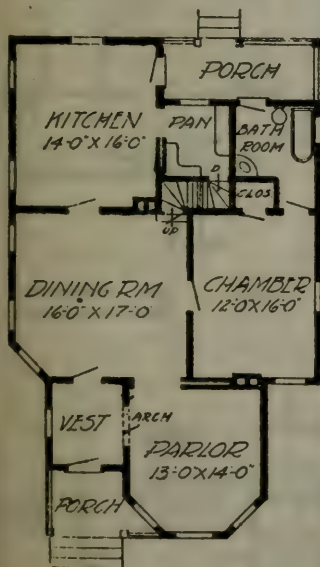
I consider I have the best arranged house in this county, and it is so pronounced by every one that visits me. I am more than pleased with the construction of same, and your courteous and prompt method of doing business has met with my general approval. Yours with respect,

J. KESSLER, General Merchandise.

ARTISTIC HOMES



DERBY RESIDENCE.—Design 1536M; in frame, \$1252 to \$1480; plans, \$10; width, 24.6 x 41 ft.; story heights, 9 ft., 6 in. (tull story). Special features: Pleasing side-gable effect; parlor well ventilated; reception hall, 19 x 15 ft., with fire-place. See page 65.



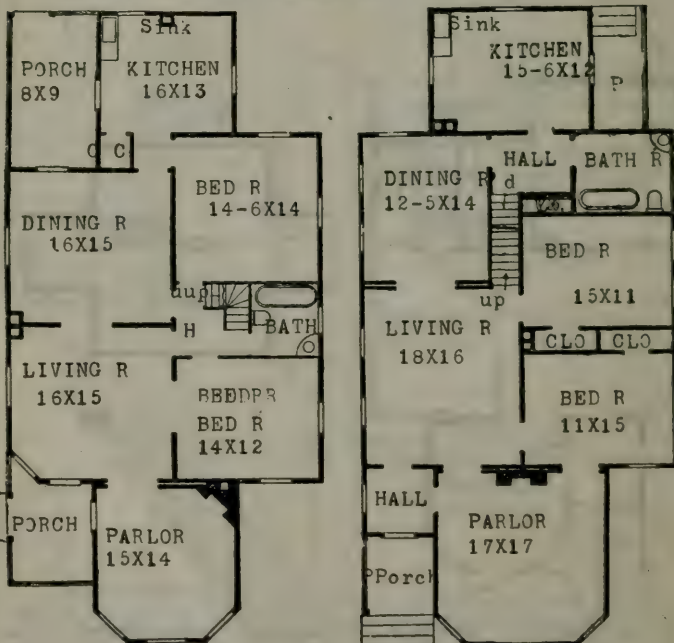
KENNARD COTTAGE.—Design 73M; cost in frame, \$1,092 to \$1,180; plans, \$10.

-55-

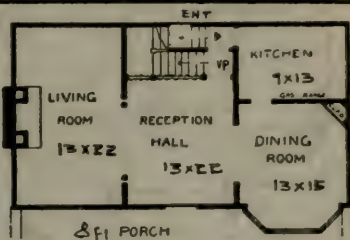
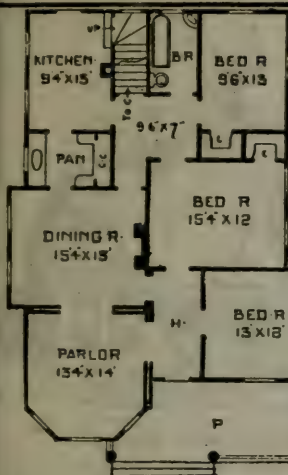
ARTISTIC HOMES



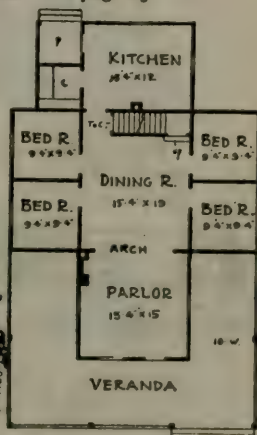
ALBEMARLE COTTAGE.— Design 9067-O; in frame, \$1,200 to \$1,499; plans, \$5; story heights, 10 ft. See index for Kennard and Garber plans. See page 65



ARTISTIC HOMES

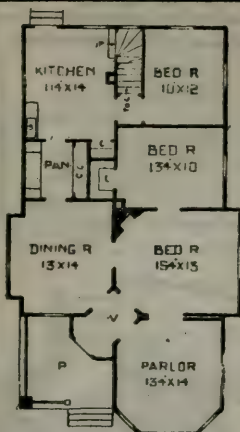


NEW LONDON COTTAGE.—Design 1408-O; in frame, \$1,200 to \$1,498; plans, \$10; width, 34 ft. 10 in. by 41 ft. 6 in.; story heights, 10 and 9 ft., cut down at walls to 8 ft. Special features: Broad attractive front. See page 65.

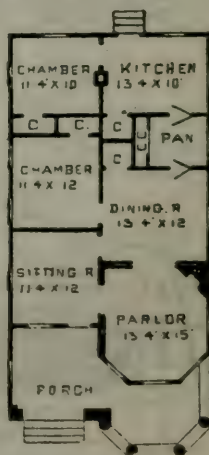


TARRYTOWN COTTAGE.—Design 2145-O; in frame, \$850 to \$950; plans, \$10; width over all, 36 ft.; story heights, 10 ft. and 8 ft. attic. Special features: Large central space 34 ft. long. See page 65. —57—

ARTISTIC HOMES



ALBANY COTTAGE.—Design 2177-O; in frame, \$950 to \$1,050; plans, \$8; width, 25 ft. 8 in.; width over all, 29 ft.; story heights, 9 ft. 6 in. and 8 ft.; (cut down by roof to 5 ft.). Special features: Convenient vestibule entrance, with doors to three rooms. See page 65

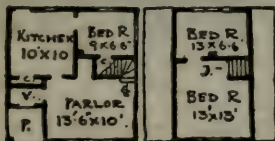


-58-

BALTIMORE COTTAGE.—Rumble design 2234-O; in frame, \$750 to \$850; plans, \$5; width, 25 ft. 8 in. by 36 ft. 4 in.; story heights, 9 ft. 6 in. Special features:

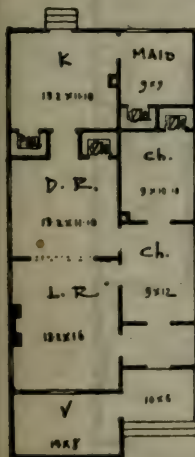
ARTISTIC HOMES

A special feature of my buildings is: they are not disappointing when built, but pleasing in general appearance. This is due to starting right with the important preliminary plans.



If interested in the erection of a building, for either private or public use, you can secure as good or better services of this office than elsewhere, and at no more cost for plans.

HANOVER COTTAGE.—Design 7M; in frame, \$400 to \$498; plans, \$7; story heights, 9 ft. 6 in. and 8 ft. Special features: Neat roof arrangement. See page 65



HARTVILLE COTTAGE.—Design 6029-O; in frame, \$500 to \$696; plans, \$5; width overall, 24 ft.; story heights, 10 ft. Special features: Plain, neat exterior and large veranda. See page 65.

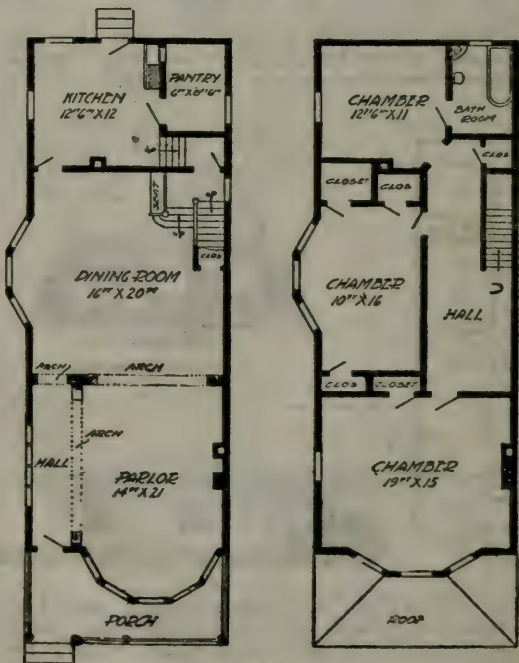
ARTISTIC HOMES

Many have little or no conception of the value of a competent architect's services and are content with merely the scale plans, without the vitally important detail drawings

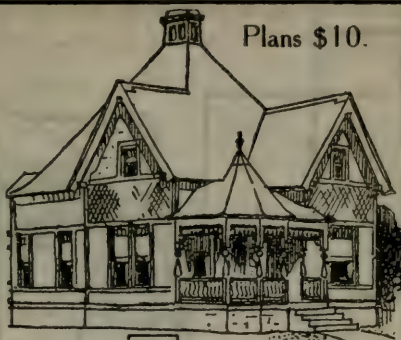
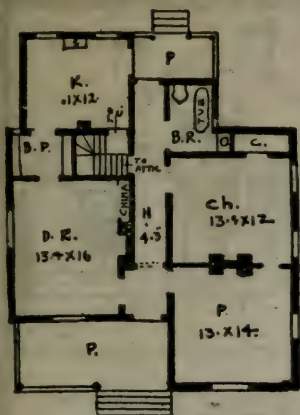


When you build, make it attractive. Obviate that everlasting sameness in style. Consult an architect of ability, large practice, modern methods and ideas. It is money well-spent

CADMUS COTTAGE.—Design 2391M, cost in frame, \$1,92 to \$1,348; plans, \$15. See page 65.



ARTISTIC HOMES



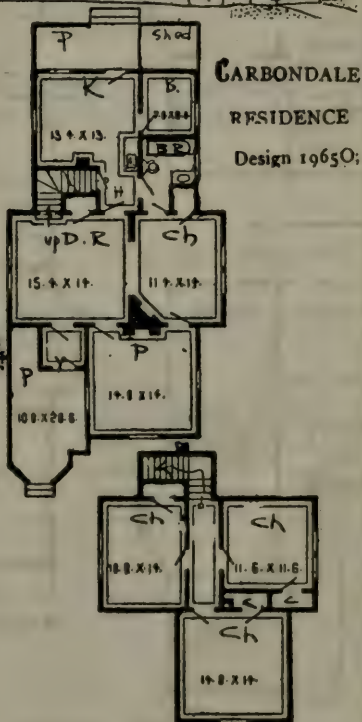
Plans \$10.



ELDEE COTTAGE

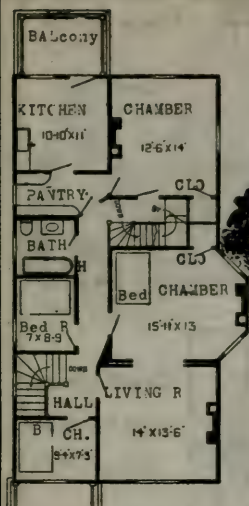
Design 49

Plans \$15

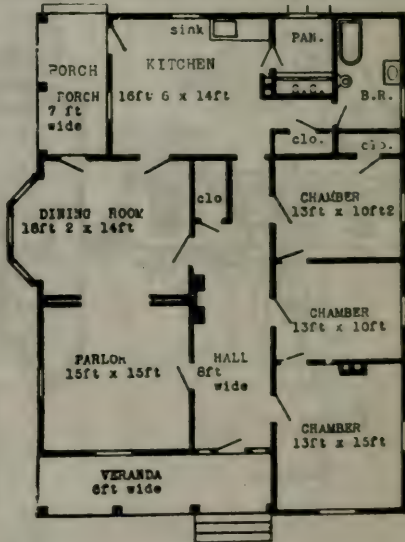
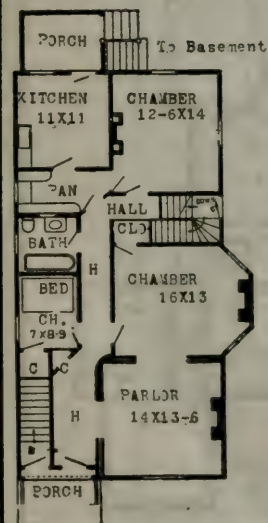


**CARBONDALE
RESIDENCE**
Design 19650;

ARTISTIC HOMES



EZELL COTTAGE.—See page 117. Design 2414M; cost in frame \$1,190 to \$1,293; plans \$10; See page 65



FRAME FLATS.—Design 9280M; cost in frame, \$2,500 to \$3,000; in brick, \$3,500; plans, \$12; plans, \$15 in brick.

ARTISTIC HOMES



SPOKANE COTTAGE.—Design 1058-O; in frame, \$898 to \$994; plans, \$7; width over all, 29 ft. ; story heights, 10 ft. See page 65.



DOES AN ARCHITECT PAY?

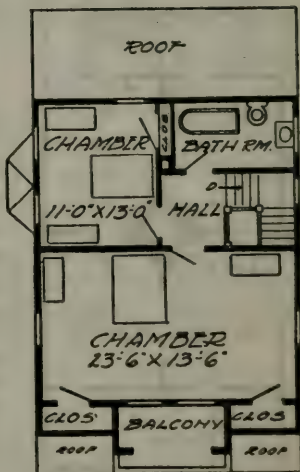
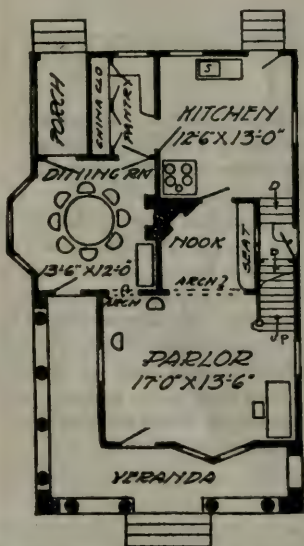
AN architect's plans are the greatest economy in a building operation, and the cheaper the building the greater is the importance of plans.

For instance take it on a \$1,000 basis, for cheap but convenient illustration, what is \$35 or 3½ per cent for accurately-drawn plans, and details of construction and carefully-worded specifications, when in the first place the style and dignity which an architect-planned house gives is 500 per cent greater than that of the commonplace amateur-planned house.

ARTISTIC HOMES



WALCOTT RESIDENCE.—Design 100,012M; cost \$1935 to \$2128; plans, \$20; size 24.6x36; special features: nook in hall, large front room, side entrance.



ARTISTIC HOMES

MODERATE COST HOUSES.

PLANS which refer back to this page have 18-inch stone or 13-inch brick foundation walls, as desired, with cellar under the main portion of house where cellar stairs are shown and flue for furnace where practical, with general good finish throughout. Plumbing is included where shown. Story heights average 10 feet.

All rooms are plastered and finished with yellow pine, or native wood, in natural finish. All mouldings are detailed in stock patterns, and details of porches, cornices, etc., are very simple in construction. It is important to have the entire construction of a building clearly shown by large scale or full-size drawings. It assists the workmen on the building, for they do not then have to ponder over problems of construction. The plans are all neatly and accurately drawn, and above all, carefully figured, giving dimensions of glass, location and size of doors, windows, etc., and all information necessary for the successful guidance of the builder.

It costs no more to put style into a house than it does to have it commonplace and as long as discretion is used in the economical and practical selection of mouldings, ornaments, etc., there is no danger of running-up the cost of construction.

Carefully-drawn plans, details and specifications should be prepared for structures of all kinds. Where you have complete plans, you then know that all contractors are figuring on the same basis, and when you do get a reasonably low bid you are assured it is not for inferior work. The difference in estimates here given are supposed to cover the total costs in different localities, giving the lowest and highest probable costs, and we therefore give no absolute guarantees as to the actual cost, for prices are regulated more or less by the amount of competition there is among builders. All estimates are based on the schedule of prices in front pages. If you have plans you can always get reasonably fair bids. At the prices given for stock-plans, no changes or modifications are included, but we will furnish plans reversed, if desired, or will change any floor plan for \$2.75 extra and any elevation or exterior view for \$2.50, or will make special plans for 2 percent. on cost of building, or \$25.00 for houses of less than \$1,250 in cost.

ARTISTIC HOMES

GURNEE RESIDENCE.—Design 2269M;

Plans \$25.



THE COMPETITIVE IDEA.

Many presume that an architect should be expected to enter into work in competition. This is wrong. An architect should no more be expected to "give samples of his work" as you might say, than a lawyer, a physician, or any other professional man. This is unjust for the reason that important ideas are given in the preliminary plans, and no architect will care to give his best ideas or spend the time and study in competitive work as he will when he knows he will be paid for his services, if satisfactory. Furthermore the competitive architect usually takes the easiest means to please, which does not always mean the best thing for the client.

I would much rather take work at half price and have a positive order, than take any chance of losing an order, as an architect does when he enters into work competitively. I take all work on condition, that I give entire satisfaction in the preliminary or pencil plans, before making the completed work, or no pay. Where architectural work is done on this arrangement, it facilitates matters all around. The client saves time by concentrating his time with one architect, and the architect, does likewise in return,

ARTISTIC HOMES



RICHMOND COTTAGE.—Design 1766-O; in frame, \$798 to \$892; plans, \$5; width, 24 ft. 2 in.; story heights, 9 ft. 6 in. (cut down by roof to 4 ft. at walls.) Special features: Economical flue connections, and 11 ft. verandas. See page 65.



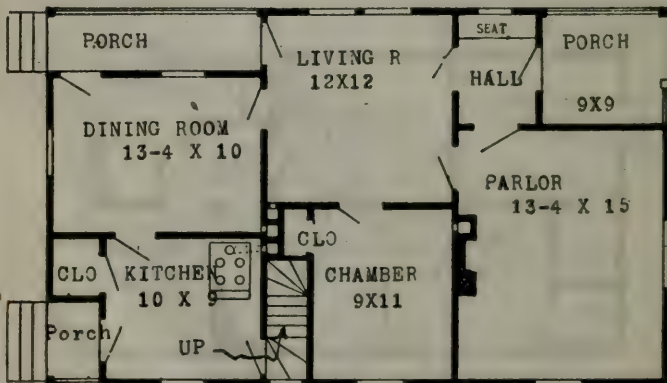
The plans received of you this summer, gave entire satisfaction. I have no photo of house yet, but will mail you one later.

H. STAKMER, Owatonna, Minn.

ARTISTIC HOMES



LAUREL COTTAGE.—Design 1942M; in frame. \$569 to \$650; plans, \$10; width over all, 24 ft. 6 in.; story heights, 10 ft. Special features: Compact plan, good flue connections. See page 65.



I must say; you put convenience and style into a plan.

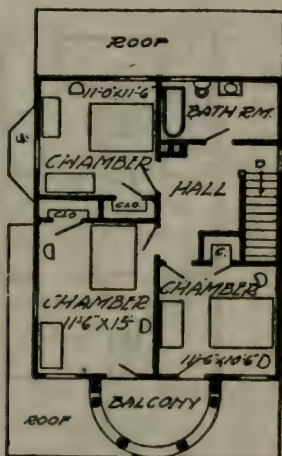
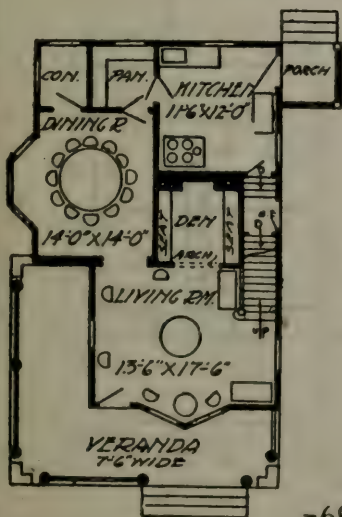
CHARLES R. ROBB. Powhattan Point, Mo.

ARTISTIC HOMES



KENNETH RESIDENCE.—Design 100,613M; plans, \$15; cost, \$1556 to \$1698; size, 24.6 x 36.6: special features; conservatory back of dining-room, semi-circular balcony in front. See page 65.

"My house, my house, tho thou art small,
Thou art to me the Escorial."

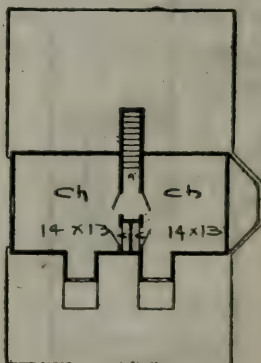
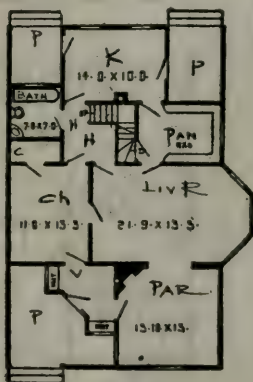


ARTISTIC HOMES

In dealing with this office, DISTANCE is no barrier to conscientious dealings. I can not afford to advise you unrelibaly. My office is just as close to you as your nearest mail-box.



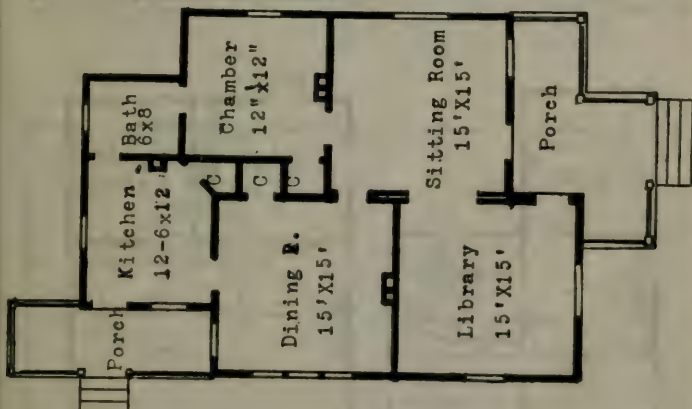
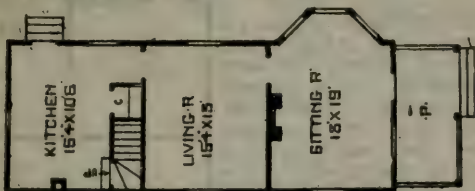
JUNEAU COTTAGE.—Design 1964M; in frame, \$1299 to \$1480; plans, \$10; width, 30 ft. 8 in. by 48 ft. 9 in.; story heights, 9 ft.; with second story walls cut down by roof to 5 ft. See page 65.



ARTISTIC HOMES



CHAGRIN FALLS COTTAGE.—Design 1776-O: in frame, \$380 to \$450; plans, \$5. See page 65:

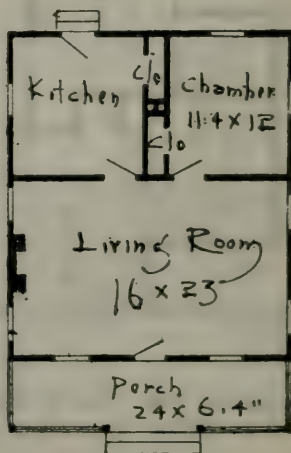
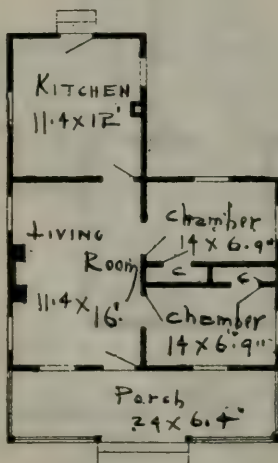
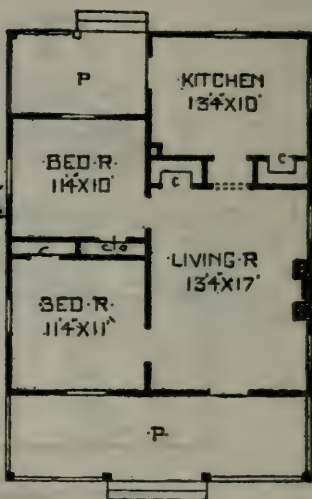


Chagrin Falls No. 2 design 5071, story heights 10-ft. Plans \$5. Neat attractive exterior.

ARTISTIC HOMES



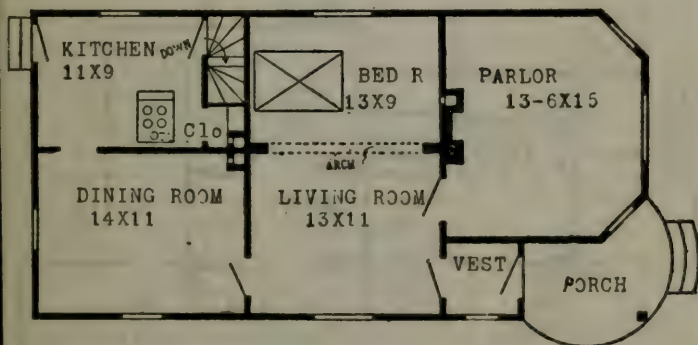
MANKATO COTTAGE. — Design 1063-O; in frame, \$390 to \$450; plans, \$5; width, 25 ft. 8 in. by 31 ft.; story heights, 9 ft. 6 in. Special features: Large living room; four closets; large veranda; economical roof construction. Modifications: Stairs could go up to a two-room attic by reducing width of living room to 11 ft. Plans of design-No. 1 and No. 2, shown below, are \$10 each. See page 65.



ARTISTIC HOMES



BATMER COTTAGE.—Design 1001890; in frame, \$450 to \$550; plans, \$7; width, 21 ft. 2 in. by 42 ft. 8 in.; story heights, 10 ft. Style: Plain exterior; ordinary plaining-mill design. We have this with parlor 16x16 ft. 6 in.; sitting-room 13x15 ft.; chamber 10x15 ft.; dining-room 13x16 ft. 2 in.; kitchen 11x13 ft.; story heights, 10 ft. See page 65.



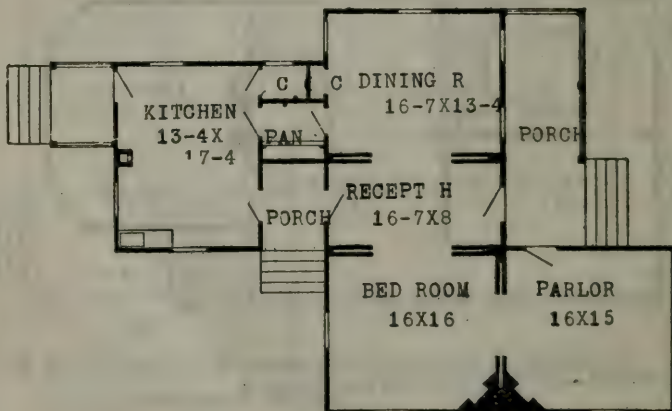
The plans and specifications furnished specially for my residence were said to be very complete. The building is now complete.

REV. W. D. STEVENS, Scio, Iowa.

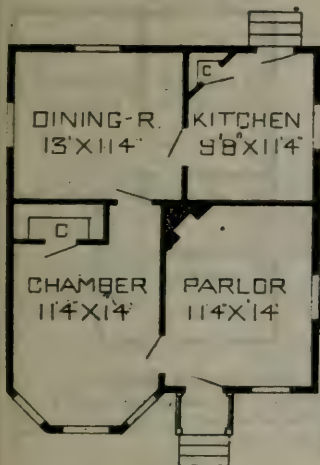
ARTISTIC HOMES



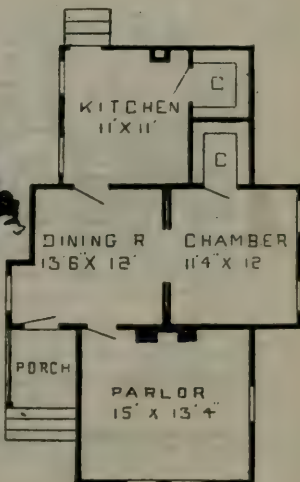
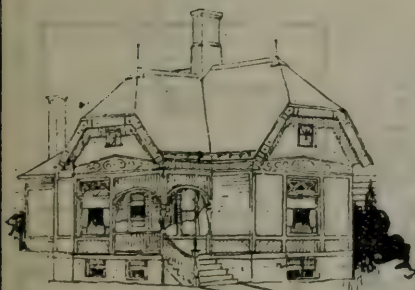
CLIFFORD COTTAGE. — Design 100,203M; in frame, \$675 to \$790; plans, \$7; width over all, 39 ft. 8 in.; story heights, 10 ft. Style: Ordinary plaining-mill design and ornamentation. Will make stylish exterior for \$10 additional. See page 65.



ARTISTIC HOMES



PENNVILLE COTTAGE.—Design 2-N; cost, \$570; plans, \$5; width, 24 ft. 2 in. by 29 ft. 6 in.; story heights, 9 ft.

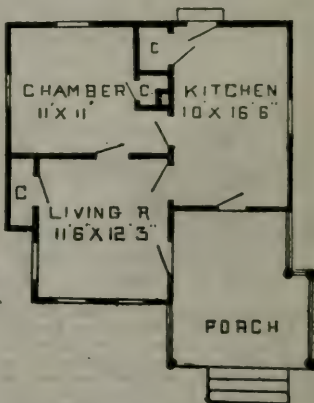


SAN FRANCISCO COTTAGE.—Design 2240-N; in frame, \$550 to \$780; plans, \$5; width over all, 39 ft.; story heights, 10 ft. Have \$5 stock plans with the following changes, named San Francisco No. 2: Built on brick piers, parlor, 15 ft. 2 in. by 15 ft. 2 in.; dining-room, 15 ft. 2 in. by 15 ft. 2 in. San Francisco No. 3: With parlor, chamber and dining-room enlarged to 15 ft. 2 in. square, with 17 ft. 5x12 kitchen and 5x6 ft. closets, with 12 ft. story heights. San Francisco No. 4: Snudstrom design, same as No. 1, with three rooms above, 15x13, 11x12, 8x12, and rear stairs and bath-room in kitchen.

ARTISTIC HOMES



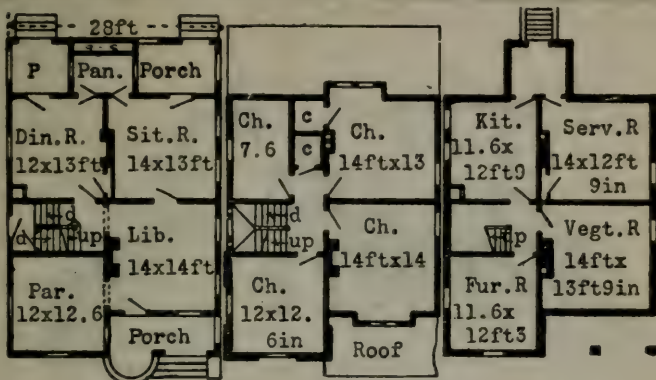
MUSKEGON COTTAGE.—Design 2056-N; in frame, \$450 to \$550; plans, \$5; width, 24 ft. 2 in. by 29 ft. 6 in.; story heights, 10 ft. Special features: Neat exterior, the details of this cottage are very complete and insure an attractive building.



ROSSDALE COTTAGE.—Design 1982-N; in frame, \$480 to \$690; plans, \$10.

I found much pleasure in looking over your "Artistic Homes."
MRS. C. R. TIDINGS, Ocala, Fla.

ARTISTIC HOMES



Jamestown Cottage No. 2, design 5077. See design page 78, width 28, story heights 9 and 9-ft. Plans \$10.



Plans \$15.

ELMIRA COTTAGE.—Design 1558-O; in frame, \$1276 to \$1479; width 29ft. 4 in.; story heights, 9 ft. 6 in. (full second story). Special features: den or conservatory to dining-room. Porte-cochere; side entrance; in expensive tower. See page 05;

House came out all right as per plans furnished by you. Am pleasantly surprised, with general appearance.—D. M. Spicer, Tiffany, Wis.

ARTISTIC HOMES

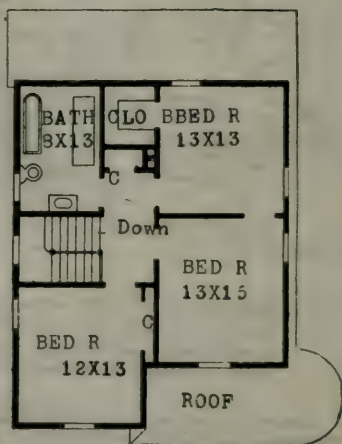
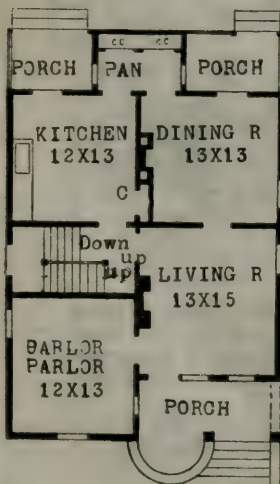


HERBERT C. CHIVERS
ARCHITECT-ST. LOUIS



AMESTOWN COTTAGE.—Design 9076-N; cost in frame, \$1,124 to \$1,298; plans, \$10; width, 26 ft. 2 in.; story heights, 9 ft. 6 in. Special features: Attractive stained shingle effect; plain simple and easy to construct. A good corner-lot design.

HERBERT C. CHIVERS - ARCHITECT

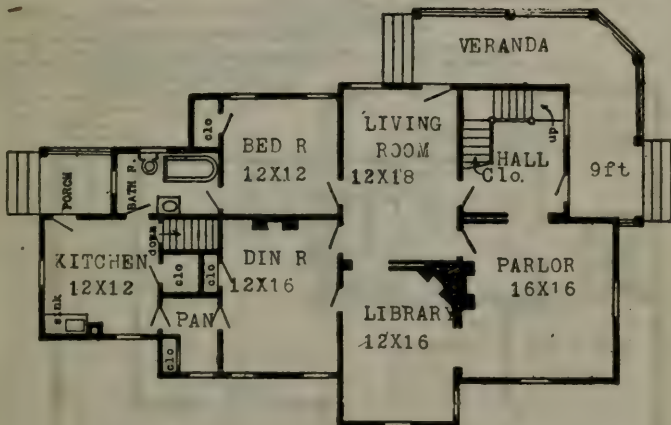


-78-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

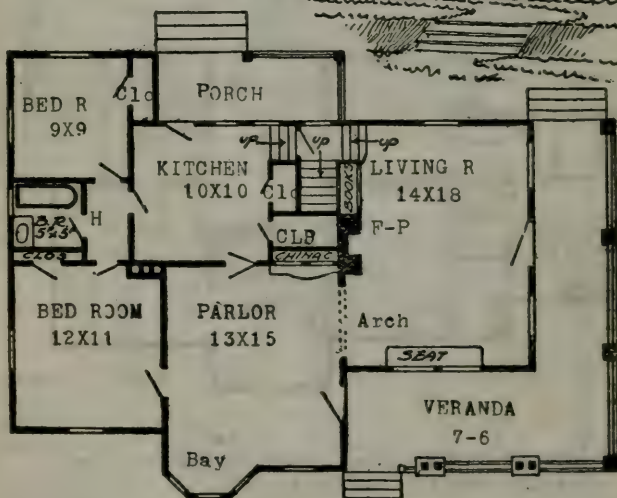
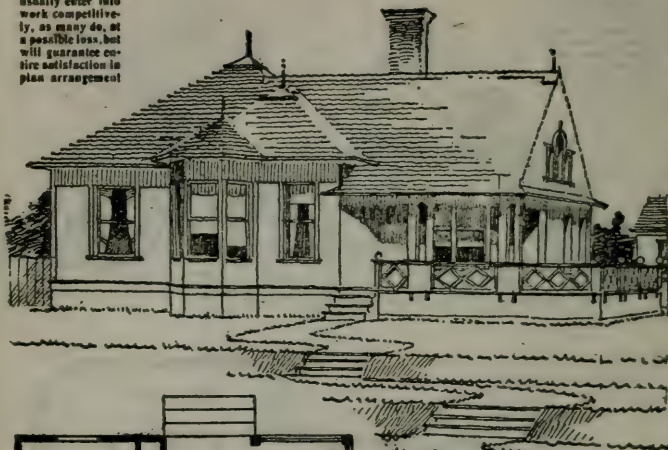
It costs no more to embody style, convenience and economy in plan arrangement than when it is commonplace. Make a wise selection of your architect and depend on results.



PINO COTTAGE.—Design 2402M; cost in frame \$1,292 to \$1,380; plans \$10. See page 65.

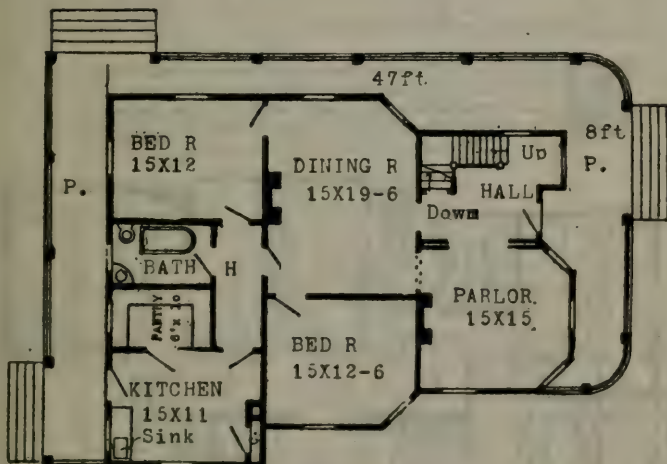
ARTISTIC HOMES

My ideas are not cheap ideas and therefore I cannot usually enter into work competitively, as many do, at a possible loss, but will guarantee entire satisfaction in plan arrangement



WYARCO COTTAGE.—Design 2349M; cost, \$998 to \$1,098; plans, \$10; special features: Convenient bath-room arrangement; pleasant out-look from main rooms. See page 65.

ARTISTIC HOMES



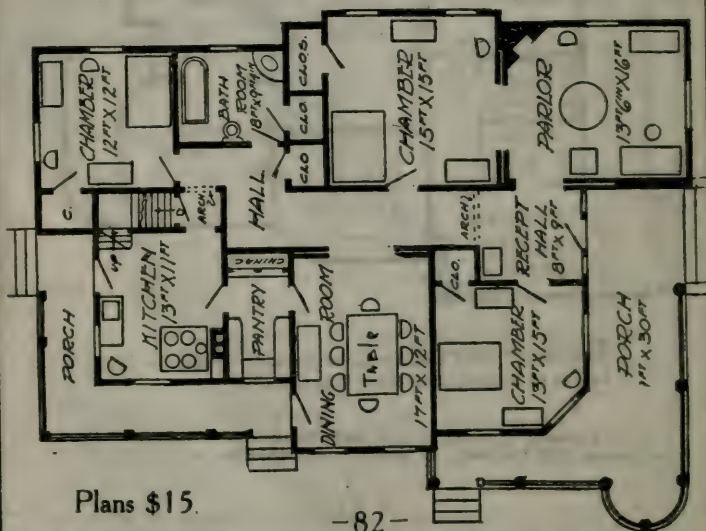
KERSHAW COTTAGE.— Design 2407-O; cost in frame \$1,495 to \$1,560; plans \$10. See page 65.

I am in possession of one of your books to-wit: "Artistic Homes," and am well pleased with the book.—P. M. Beam, Poteau, Ark.

ARTISTIC HOMES



ENFIELD COTTAGE.—Design 100,035-N; cost, \$1,592 to \$1,642; width, 42 ft.; story heights, 1st. 10 ft.; cellar, 7 ft. under rear of house. Special features: Large rooms and bath; pleasant outlook to front chamber; plenty of closets; large attractive porch.

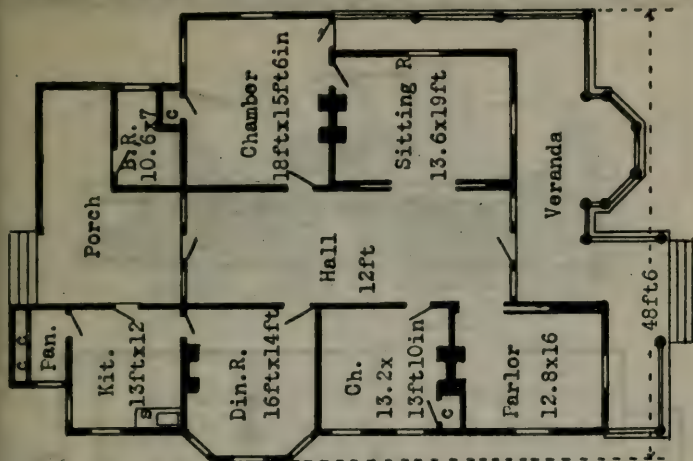


Plans \$15.

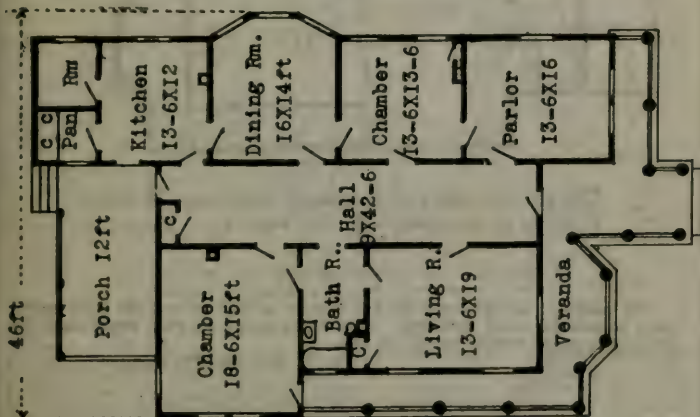
-82-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



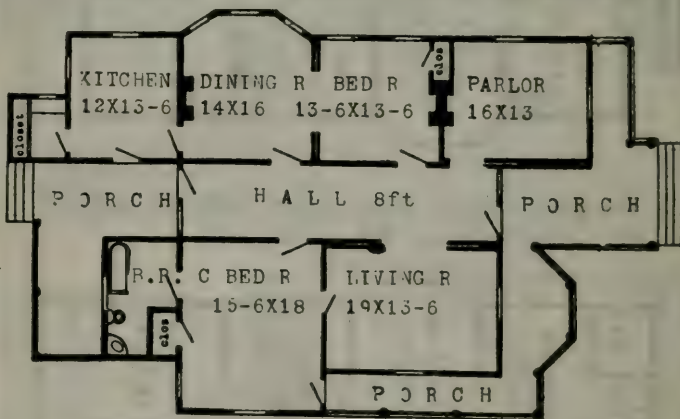
Corapolis Cottage No. 2 design 5083-A, story 12 ft. See design page 84. Plans \$15.



Corapolis Cottage No. 3 design 5083-B, story 10 ft, see design page 84. Plans \$15.

-83-

ARTISTIC HOMES



CORAPOLIS COTTAGE.—Design 2248M; cost in frame, \$1,292 to \$1,380; plans, \$15. See page 65.

My residence is considered the handsomest in the city, and the local papers have commented on it favorably. The house shows up even better than the original perspective view which you sent.

A. F. BAUER, Ft. Madison, Iowa.

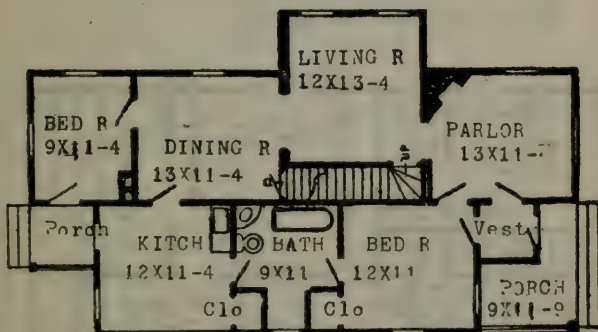
We are very much pleased with the house and wish to thank you for the interest taken by you while we were building same. Your plans and specifications were perfectly satisfactory.

FRANK A. LEAVENS, (Paper Makers' Supplies), Neenah, Wis.

ARTISTIC HOMES



CLINTON COTTAGE.—Design 1767-O; in frame, \$998 to \$1,098; plans, \$10; width over all, 31 ft. 4 in.; story heights, 11 ft. Special features: Convenient bath-room. See page 65.



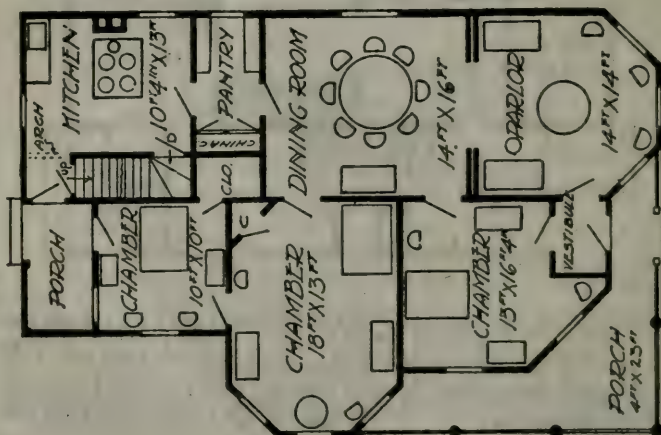
After having plans furnished by you for my house I feel it due you and your work to make some statement relative to same. I found plans and specifications absolutely correct in every respect. I could have paid twice what I did for plans and then found them a great saving of time, material and money. It isn't worth while, though, for me to state that I am well pleased with your work, for you will find enclosed check and order for a second plan which will demonstrate the fact.

REV. F. H. QUINN, Fayette, Mo.

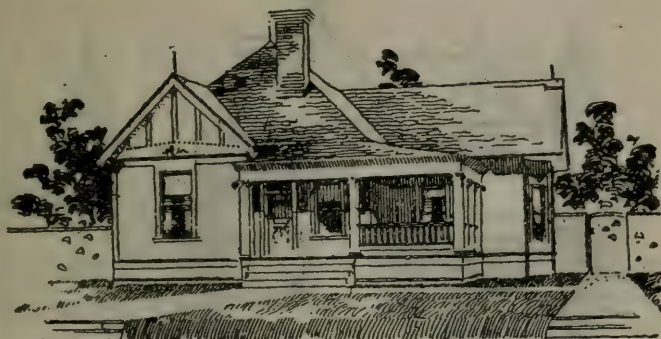
ARTISTIC HOMES



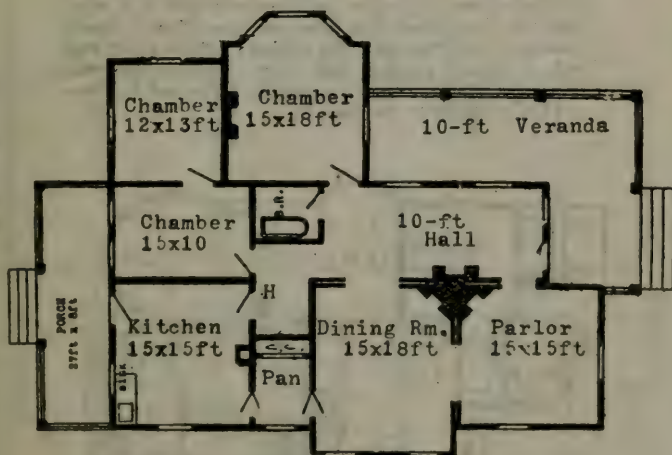
BLYVILLE COTTAGE.—Design 100,034-O; size 34x51; cost, \$1,000 to \$1,200; story heights, 10 ft. Special features: Pleasant outlook to chambers, and spacious porch; space for one large room above. See page 65.



ARTISTIC HOMES



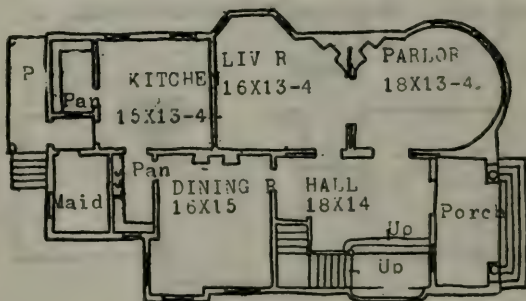
PACOLET COTTAGE.—Design 2427M; cost in frame \$1,190 to \$1,285; plans \$10. See page 65.



ARTISTIC HOMES



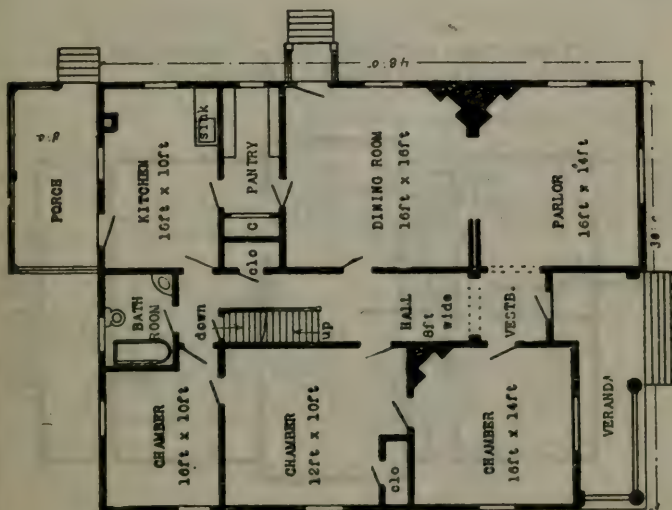
GAYLORD COTTAGE.—Design 847M; in frame, \$1,798 to \$1,809; plans, \$15; width, 30 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story at tower one room above). Special features: Simple but attractive exterior, Tower would look well of stained shingles, with corner windows and white trimmings. It has a swell appearance. The seat in reception hall looks well. See page 65.



ARTISTIC HOMES



WESTON COTTAGE.—Design 2398-N; cost in frame, \$1,390 to \$1,482; plans, \$10. Special features: Large rooms; attractive dormer windows on roof; side entrance to dining-room; neat square vestibule; large rear porch.



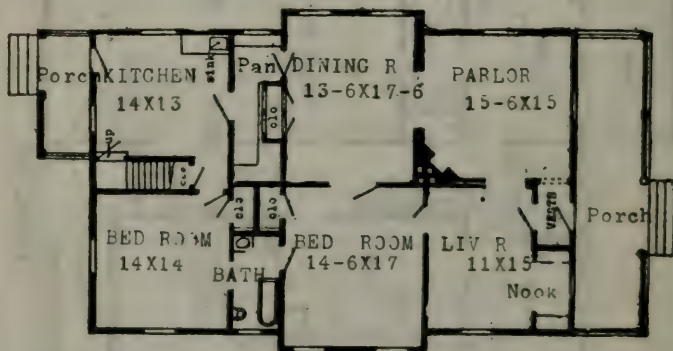
-89-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



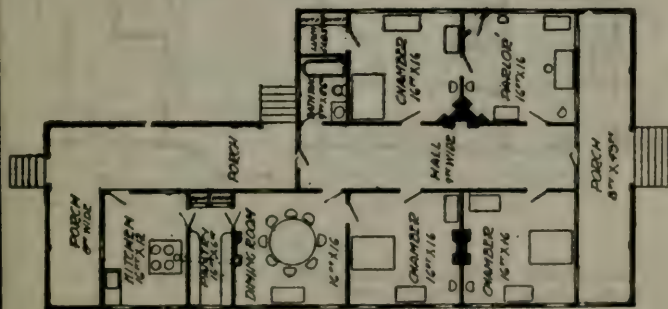
RUTHERFORD COTTAGE.—Design 2406M; cost in frame \$1,180 to \$1,292; plans \$10. See page 65.



ARTISTIC HOMES

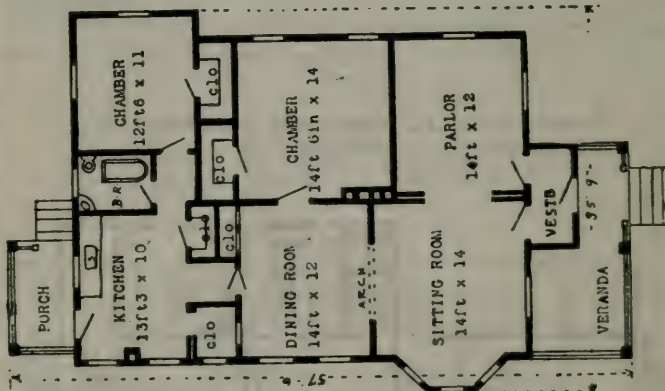


DYSON COTTAGE.—Design 2413M; cost in frame \$1,180 to \$1,340; plans \$15. See page 65.



ARTISTIC HOMES

Having a special department for the planning of low-cost houses it is reasonable to presume that you can secure better and quicker services of this office than can be had elsewhere



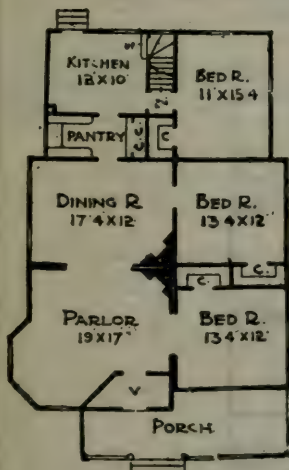
RAYWOOD COTTAGE.—Design 2404-N; cost in frame, \$1,080 to \$1,240; plans, \$10; neat, clean-cut exterior.

ARTISTIC HOMES



SARATOGA COTTAGE.—Design 1998-O; in frame, \$990 to \$1,000; plans, \$8; width, 33 ft. 8 in. by 28 ft.; story heights, 9 ft. 6 in. and 8 ft. Special features: Bay in parlor. See index for Saratoga plan revised. See page 65.

FORETHOUGHT IN BUILDING



*Man is king of all out-doors,
Fields and factories, and stores...
Woman has her realm inside,
Where she reigns with dainty pride.*

*Build of marble, brick or wood,
But build woman's kingdom good.
Let her Royal Highness choose
Which of Chivers' plans to use.*

*Have them changed to suit her taste,
Everything necessary, yet nothing waste.
Treat your wife as if you were
Kingly consort unto her.*

I have completed my house from the plans purchased from you last spring. They worked out very nicely. Every one who sees my house thinks it the most convenient one they were ever in. I thank you for your kind attention in the past and wish you future success. Park F. Yengling, Salem, O. (Second unsolicited testimonial.)

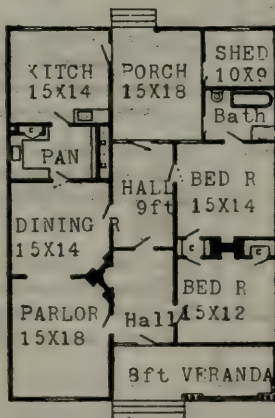
—93—

ARTISTIC HOMES



ROGERVILLE COTTAGE. — Design 7441-O; in frame, \$1,098 to \$1,189; plans, \$5; width, 41 ft. by 57 ft.; story height, 11 ft.; brick pier foundation. Special features: Wide central hall, large rear porch. See page 65.

If you intend to build this summer place year order now. It is none too early. Take time to formulate your ideas in a practical way, with the aid of an architect of broad experience

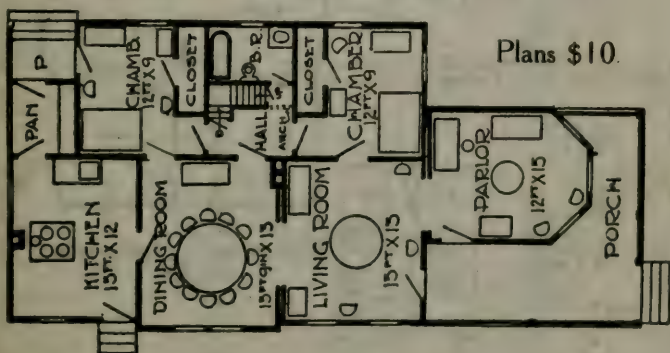


I am satisfied with my house. I had it built according to plans and I believe that I have the nicest, best arranged and most convenient house in our city.
W. M. STIGALL, Stewartville, Mo.

ARTISTIC HOMES



CORWIN COTTAGE.—Design 100,032-0; size 29x56; cost \$1,099 to \$1,296; story heights, 1st 10 ft., cellar 6 ft. 6 in. Special features: Well-ventilatee parlor, pleasant outlook, convenient bath-room, large closets. See page 65.



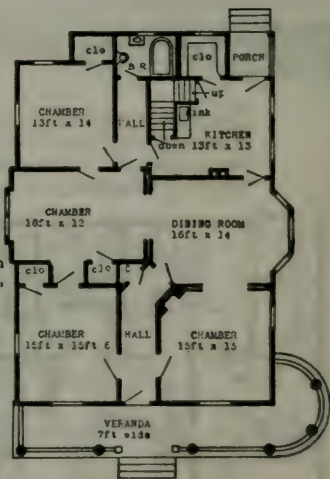
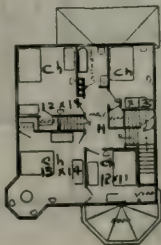
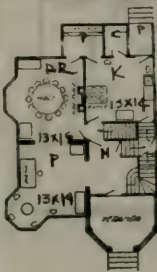
ARTISTIC HOMES



DELVEY COTTAGE.—Design 1789-N; cost in frame, \$1,392 to \$1,440; plans, \$10.



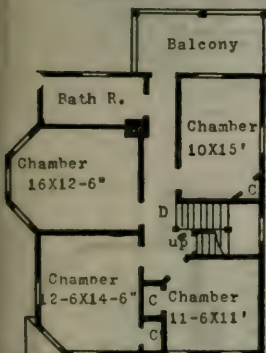
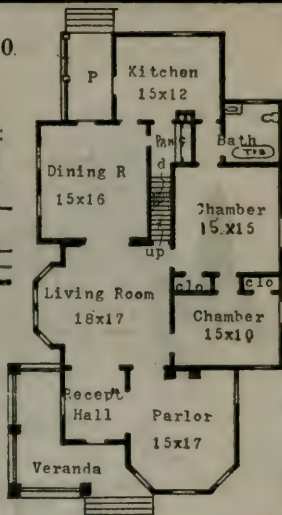
HUNGERFORD RESIDENCE. — Design 1790-N; cost in frame, \$1,992 to \$2,180; plans, \$10.



ARTISTIC HOMES



Plans \$10.



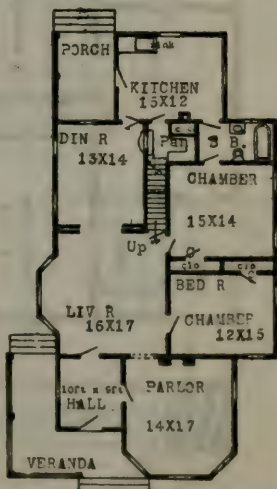
EXTERIOR
IS SIMILAR
TO THAT OF
PHILADELPHIA
RES. p. 72-

Briceville Cottage No. 2 design 5097-A.
Plans \$8.
story 10ft.

San Leandro design 5097-B, width 28 ft,
over all 32 ft. Plans \$12.



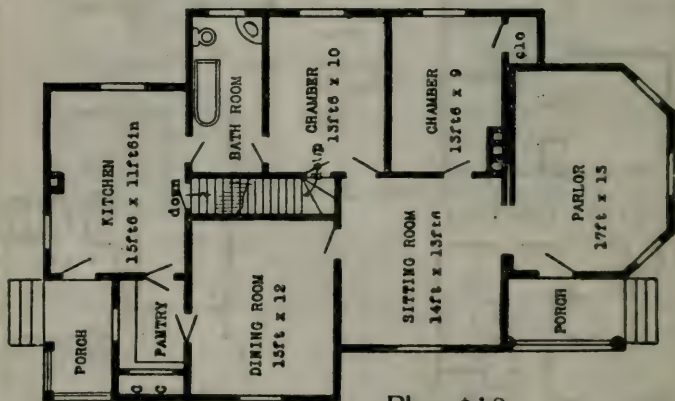
Plans \$10.



BRICEVILLE COTTAGE.—Design 2395M; cost in frame
\$1,192 to \$1,280.
See page 65.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$10.



ELLSBORO COTTAGE.—Design 1785-N; cost in frame, \$1,090 to \$1,240; plans, \$10; story heights, 10 ft. 6 in. Special features: Large bay-shaped parlor; chambers convenient to sitting-room. Bath-room could be shortened and linen closet placed in end.

'-98-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

I must say; you put convenience and style into a plan.

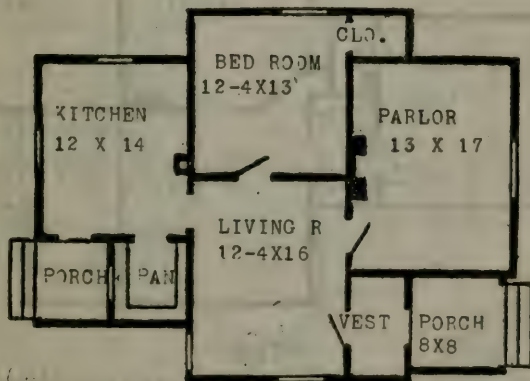
CHARLES R. ROBB, Powhatan Point, Ohio.

Purchasers of 1624-page book
will require no other, as it is the
largest published. Indispensable
to any one intending to build.



Plans \$10.

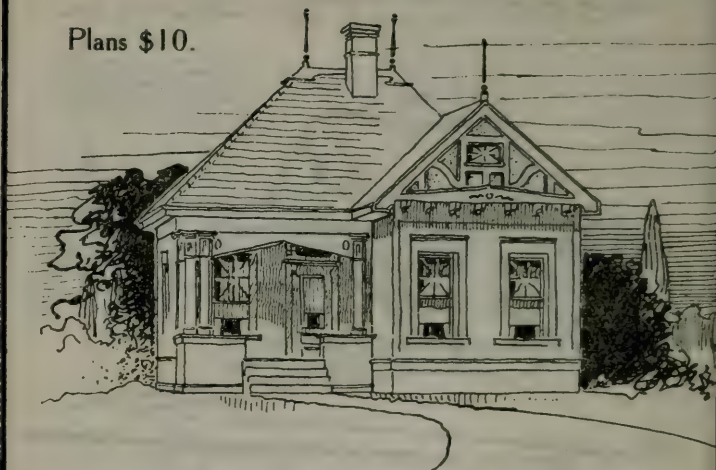
CANTON COTTAGE.—Design 1768-O; in frame, \$498 to \$697; plans, \$10 width, 30 ft. 6 in. by 39 ft. 4 in.; story heights, 10 ft. Special features: Compact combination of rooms; large parlor. The working plans are very neat and attractive in design. See page 65.



-99

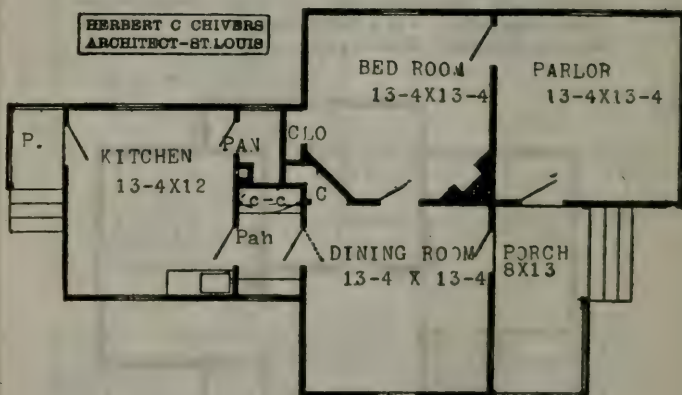
ARTISTIC HOMES

Plans \$10.



DUNBAR COTTAGE.—Design 100191-O; in frame, \$550 to \$680; plans, \$10 width, 28 ft. 2 in.; story heights, 10 ft. See page 65.

HERBERT C CHIVERS
ARCHITECT—ST. LOUIS



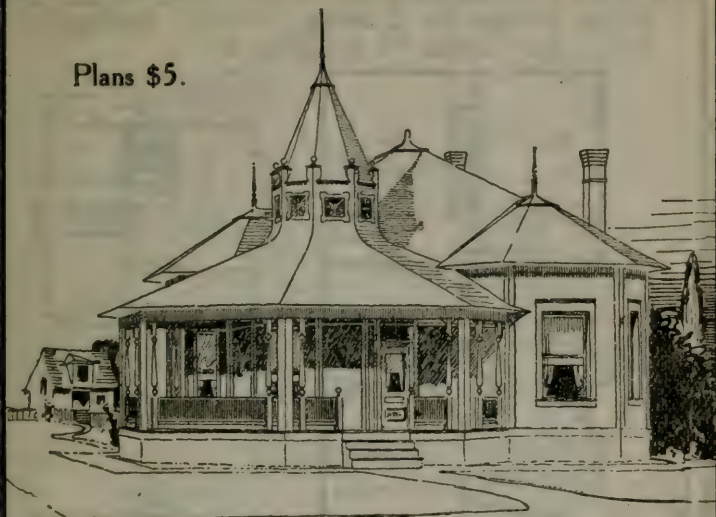
-100-

Plans were all right and am well pleased. **HARRY A BROOKS, Oto, Ia.**

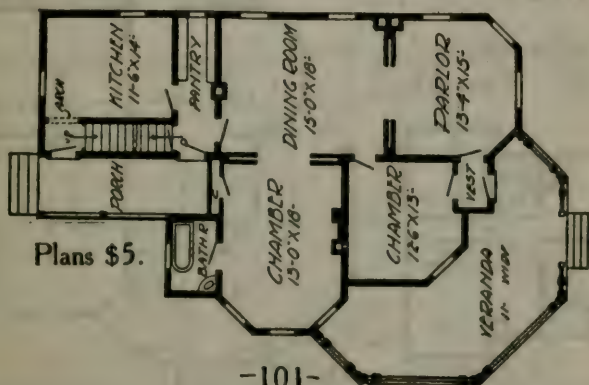
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Plans \$5.



DE SOTO COTTAGE.—Design 72-N; cost, \$798 to \$899; size, 33 ft. by 52 ft. Very attractive design; plans, \$5. Special features: Attractive, octagonal porch; bay-shaped parlor and chamber.

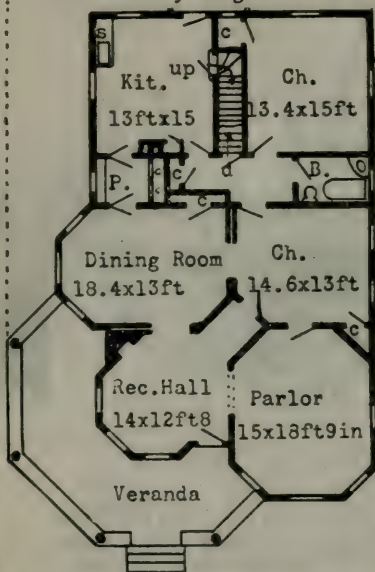


-101-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

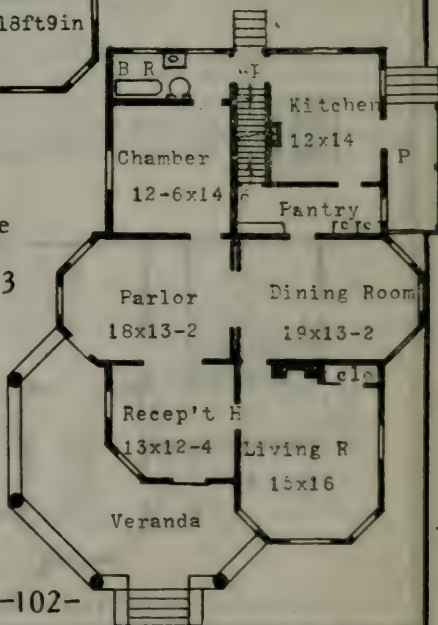
DeSoto Cottage No. 2 design 5102-A. See page 101. Story heights 10 ft. Plans \$5.



NOKO DESIGN

5102-B. See page

DeSoto Cottage No 3
101. Plans \$5.



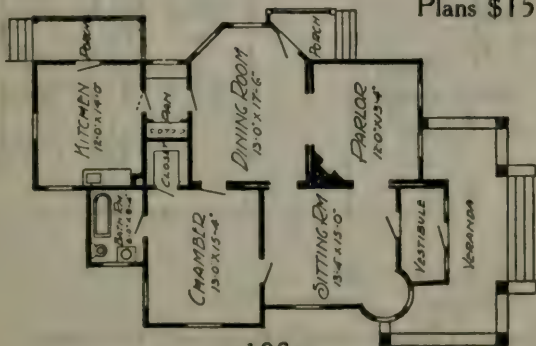
-102-

ARTISTIC HOMES



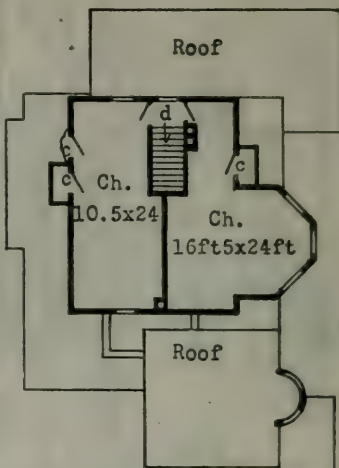
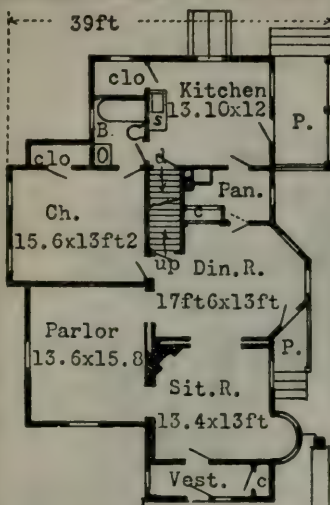
DAPINSVILLE COTTAGE.—Design 7142-N; in frame, \$1,492 to \$1785; plans, \$15; width, 27 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Attractive design. Plan No. 2, same as above, but reversed, with sitting-room 13.4x13 ft.; parlor 13 ft. 6x15 ft. 6 in.; bath-room connects also with kitchen, with 4x6 ft. kitchen closet back of bath-room and stairs to attic from dining-room]and stairs to basement.

Plans \$15.

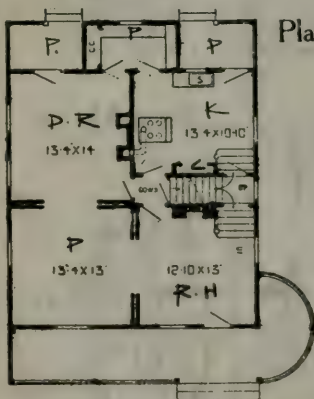


-103-

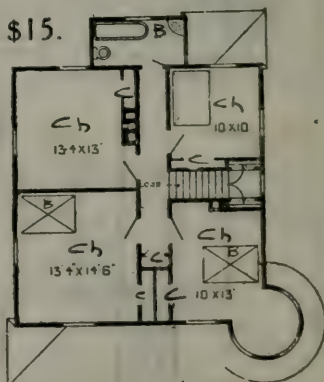
ARTISTIC HOMES



Papinsville Cottage No. 2 design 5104, story heights 10 and 8 ft cut to 5 ft 6 side walls above. Plans \$15.



Plans \$15.



-104-

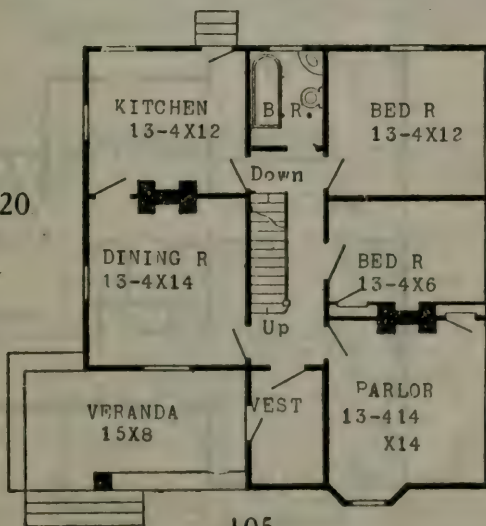
RICHVILLE RESIDENCE.—Design 9149 M; in frame, \$1490 to \$1596; plans, \$15; width, 28 ft. 2 in. x 29 ft. width

ARTISTIC HOMES



ROCHESTER COTTAGE.—Design 1742-O; in frame, \$879 so \$998; plans \$10; width, 34 ft. 6 in. by 39 ft.; width over all, 46 ft.; two rooms, 15 ft. 8 in. by 18 ft. and 15 ft. 8 in. by 12 ft., above; story heights, 9 ft. 4 in.; 9 ft. in the clear. Special features; Stone work in front comes up to window sill, all is corbelled-out for oriel window, giving a substantial effect. See page 65.

Plans \$20



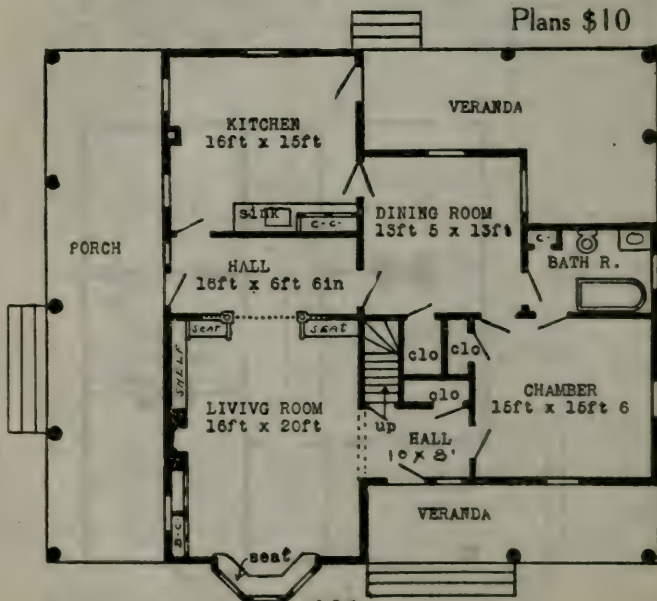
-105-

ARTISTIC HOMES



SUNFIELD COTTAGE.—Design 1780-N; cost in frame, \$1,392 to \$1,480; plans, \$10. Special features: Large attractive sitting-room, with book-case on the side. Attractive, yet inexpensive exterior. Good clean cut architectural design.

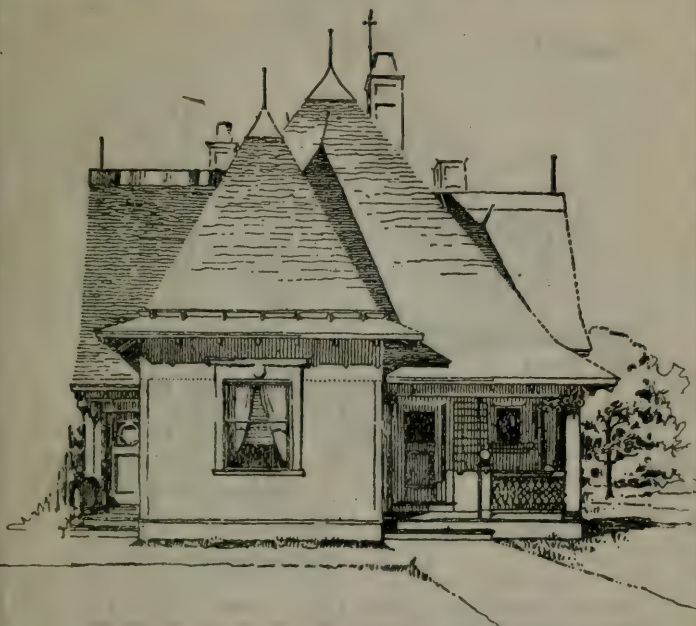
Plans \$10



-106-

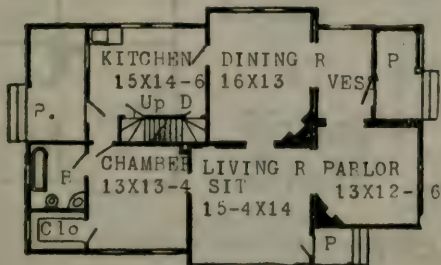
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ARKVILLE COTTAGE.—Design 9490-O; in frame, \$898 to \$1,099; plans, \$10; story heights, 10 ft. Special features: Side entrance makes it serviceable as a physician's residence. See page 65.

Plans \$10.



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ARTISTIC HOMES

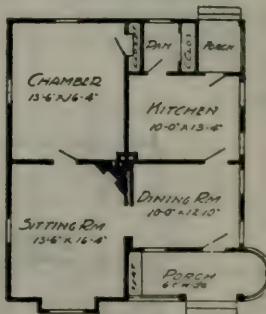
Plans \$10.



CASSVILLE COTTAGE.—Design 9742-N; in frame, \$650 to \$799; plans, \$10. Special features: Compact plan; attractive and novel exterior.



Plans \$5



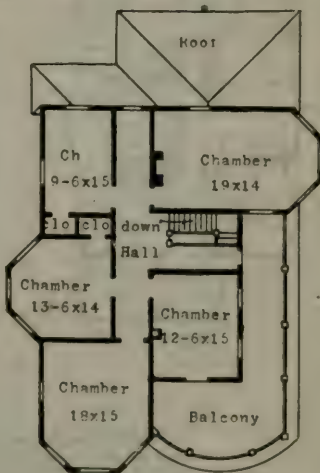
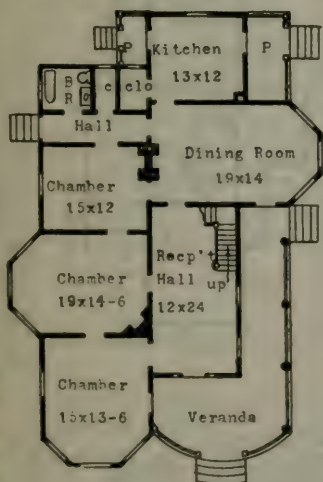
CARR COTTAGE.—Design 4201-N; in frame, \$750 to \$789; plans, \$5; story height, 10 ft.

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ARTISTIC HOMES



- Fairfax design 5109, width over all 39 ft 6. Story heights 11 and 10 ft 6. Plans \$15.

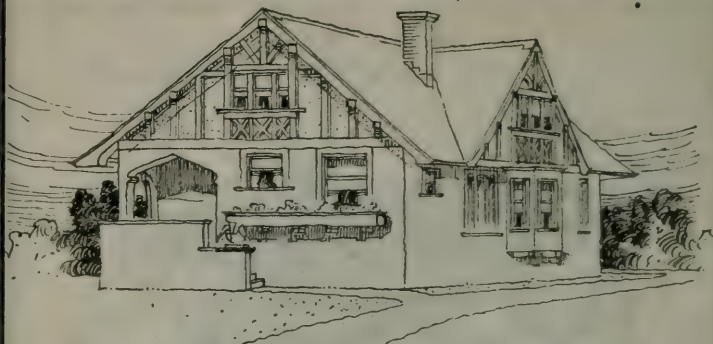


In filling book or plan orders, it is my earnest desire that all should feel that they are getting their money's worth, although I endeavor to give more. But should you not feel fully satisfied, let me hear from you at once. This is important to me. It will be appreciated, for in doing business by mail, I am always open to fair criticism. My success does not depend on one-time orders, I want the work of your friends and neighbors.

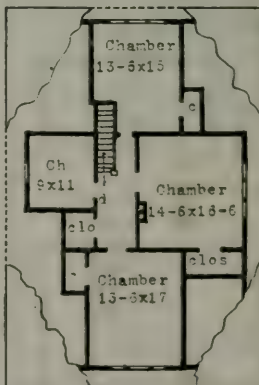
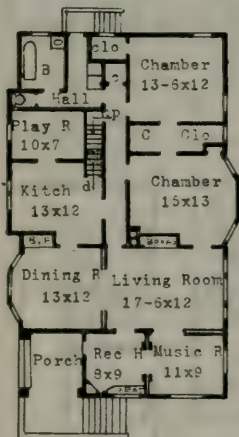
-109-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Pinole design 5110, width over all 30 ft, story heights 9 and 8 ft. Plans \$15. Very compact plan



THE NECESSITY OF PRELIMINARY PLANS

It is seldom that one gets a suitable arrangement the very first time, therefore it is necessary to first send the plans in sketch form so as to make them handy for approval, or disapproval of certain parts as you see fit. Our greatest difficulty is in getting a client's first ideas. And this is sometimes more tedious than making the plans. We have never yet failed to please any one where they have treated us with due consideration.

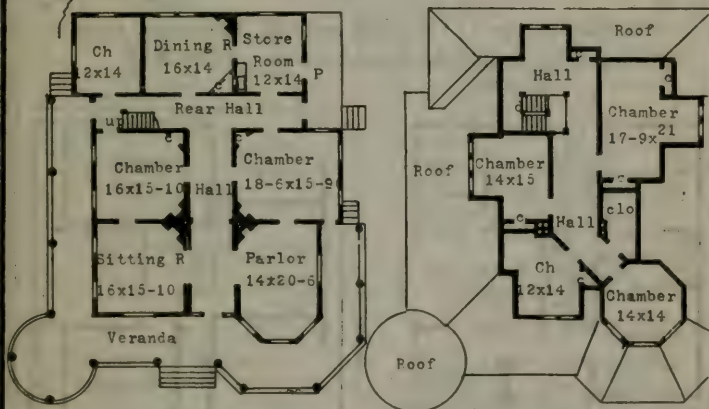
If you have any printed designs from which you wish to adopt certain ornamental features, we can embody them in your designs and endeavor to still improve on any suggestions offered.

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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Plans \$15.



Avisadero design 5111, width over all 51 ft, story heights 9 and 8 ft. Suitable for southern climate. Plans \$15.

A WORD OF CAUTION.

Readers of this catalogue of architectural designs are respectfully warned and requested not to build from designs or use portions of plans shown therein. Any duplicity of this kind when found out and reported by our correspondents or travelling representatives will be charged for according to the legal fees of 3½ per cent on the cost of said improvements.

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HERBERT C. CHIVERS CO. ARCHITECTS

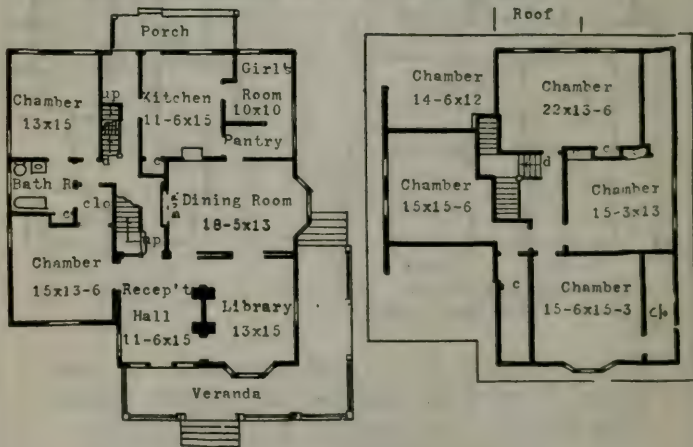
ARTISTIC HOMES

Lumber Bill

We do not furnish a lumber bill. We state this here particularly, as some people have an idea that a lumber bill should accompany each set of plans and specifications.



Redding design 5112, width over all 48 ft, story heights 9 ft, cut down slightly above by roof. Plans \$15.



We are absolutely responsible and do all that we advertise and still endeavor to do more, and therefore cannot afford to answer letters or devote time with irresponsible or idle inquirers. We have hundreds of letters of approval from parties whom we have satisfied, a few of which we give

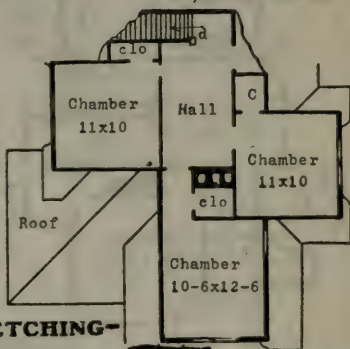
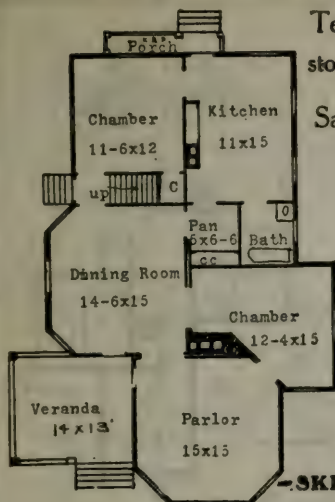
-112-

HERBERT C. CHIVERS CO. ARCHITECTS

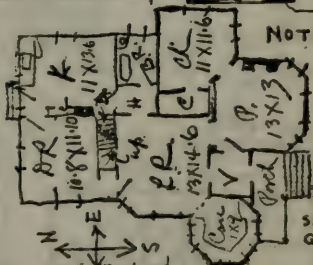
ARTISTIC HOMES

Tehama design 5113, width 25 ft
story heights 10 and 8 ft.
Plans \$12.

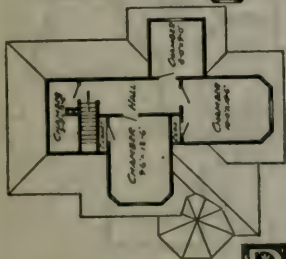
Same exterior as below
without tower.



-SKETCHING-



NOTE:-
SEND
US A
VERY
ROUGH
SKETCH
LIKE
THIS
SEE
QUESTION
BLANK
IN BACK
OF BOOK



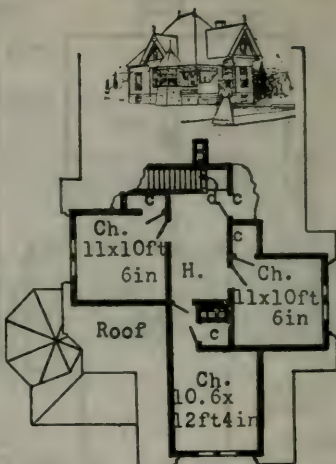
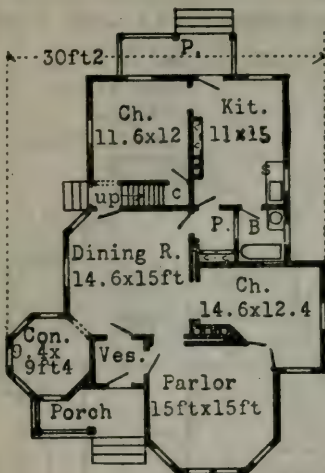
Plans \$10. -113-



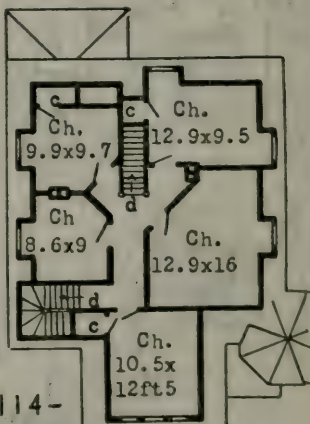
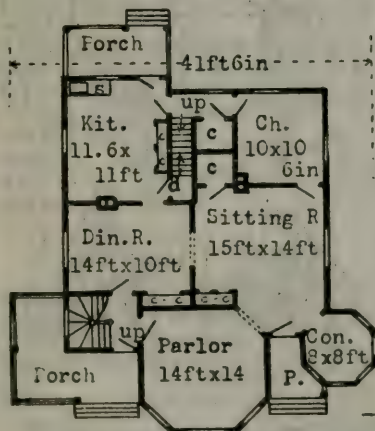
AULSBORO.—Design 11-N; cost, \$1,280 to \$1,480; plans, \$10;
story heights, 9 ft. 6 in. and 8 ft. 6 in.; size, 30 ft. by 38 ft. Pauls-
boro No. 2, Withrow design, parlor, 15x15 ft., no fireplace; liv-
ing-room, 14.6x15 ft.; chamber, 14.6x12 ft. 4 in.; dining-room,
11.5x12 ft., with stairs coming down direct, with side entrance at
foot of stairs; with three rooms above, and 10 and 8 ft. story heights; with
side walls above cut down to 6 ft. 6 in.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

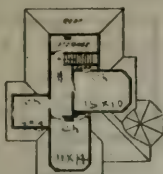


Paulsboro Cottage No. 2 design 5114-A, story heights 10 and 8 ft cut to 6 ft side walls. Plans \$10.



Paulsboro No. 3 design 5111-B, story heights 9-ft 6 and 8-ft 6 cut to 6-ft 6 side walls. Plans \$10.

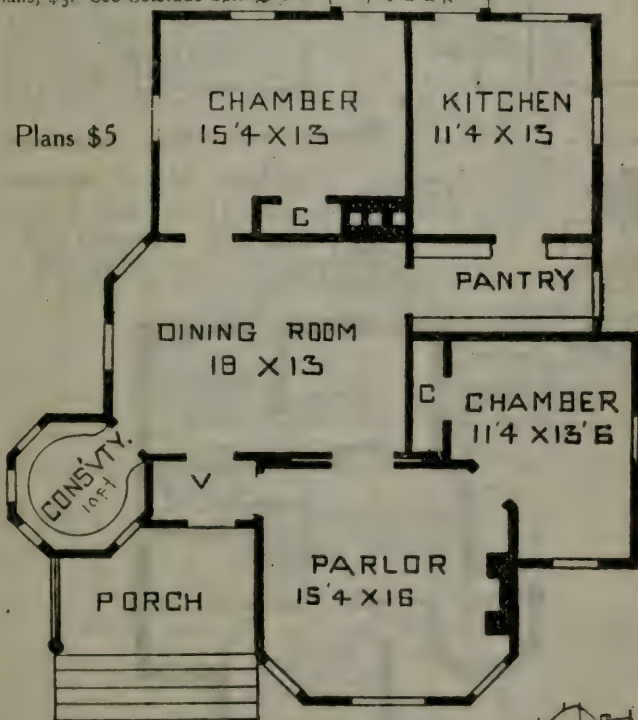
ARTISTIC HOMES



ELKO.—Design 4-0; cost, \$1,000 to \$1,199; size, 30 ft. 6 in. by 41 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. Plans, \$5. See Colorado Springs cot-

BELTON.—Page design 5-0; cost, \$1,199 to \$1,398; story heights, 9 ft. 6 in. and 8 ft. 6 in.; plans, \$5.

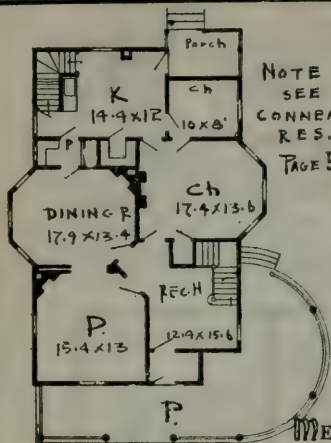
YOKLH



Colorado Springs design 5115, story Plans \$10. -115- heights 10 ft.



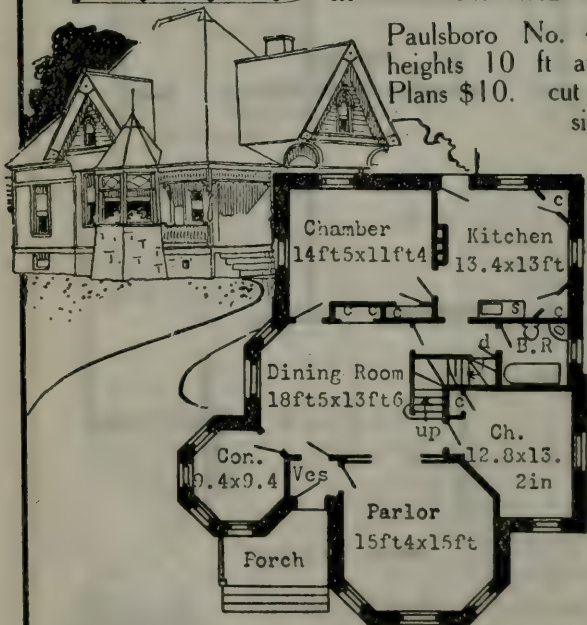
ARTISTIC HOMES



Plans \$15

MENARD RESIDENCE.—Design 2262M:

Paulsboro No. 4 in stone,
heights 10 ft and 8 ft.
Plans \$10. cut to 4 ft 6
side walls.



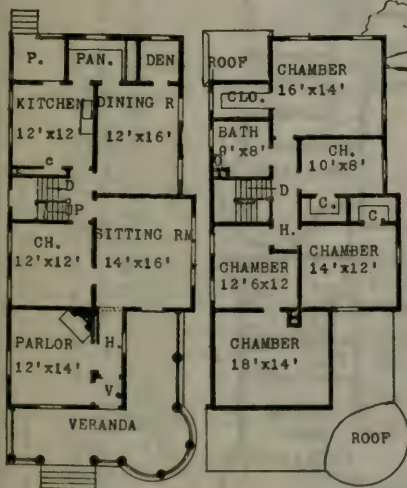
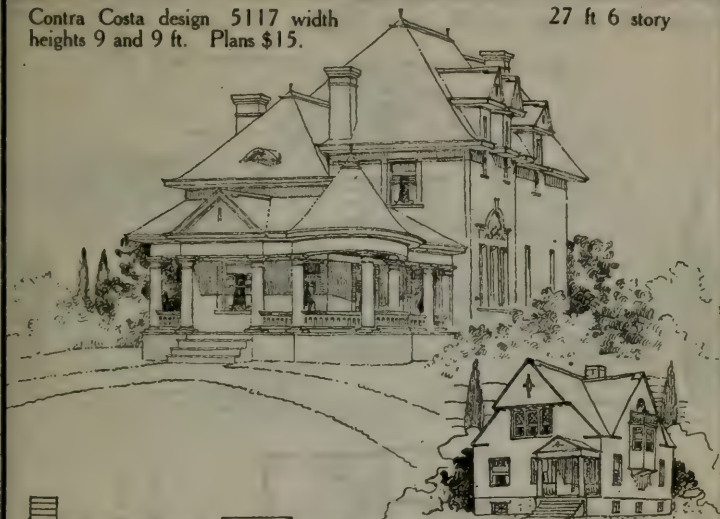
-116-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Contra Costa design 5117 width
heights 9 and 9 ft. Plans \$15.

27 ft 6 story



I believe that with this publication, most anyone can secure an idea or two, at least, sufficient to explain their needs in plan arrangement, and form a nucleus or basis on which we can successfully develop and work-out a satisfactory plan. -117-

HOPKINSVILLE RESIDENCE.—Design 1866M.

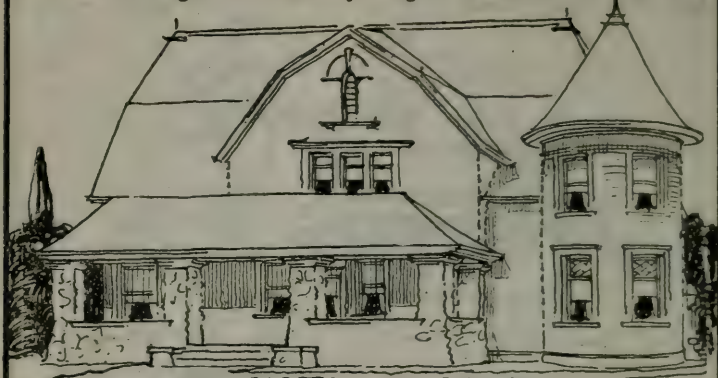


Plans \$20.

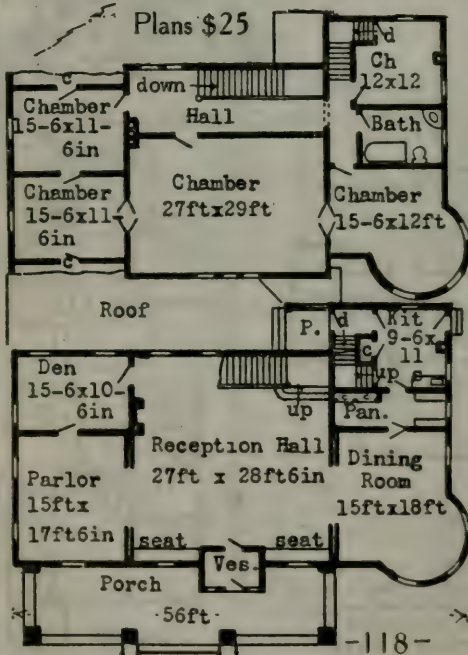
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Maxwell design 5118, story heights 10 and 9 ft.



Plans \$25



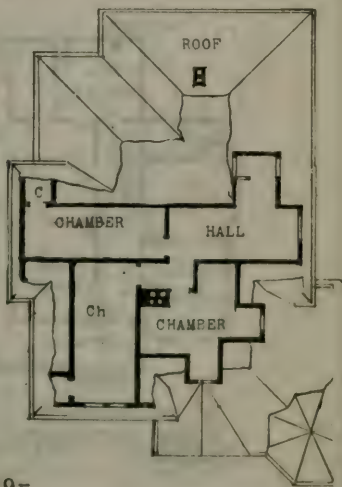
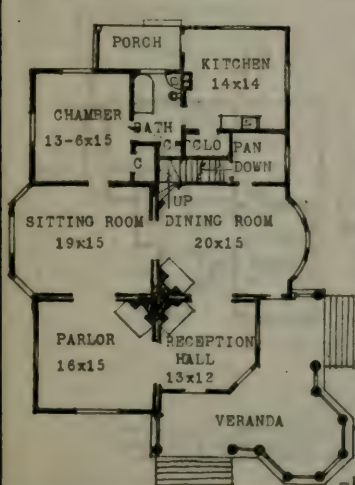
We have studied economy in construction, and our knowledge of all the material that goes into the house qualifies us to give you the best for your money.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Tamarack design 5119, width over all 45 'ft, story heights 10 and 8-ft 6. Plans \$10.



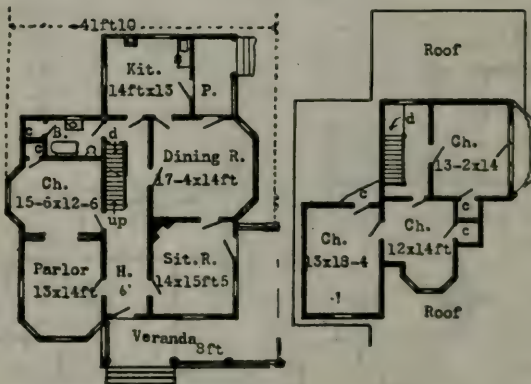
-119-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Riovista design 5120, story heights 10 and 8 ft 6.
Plans \$10.



My house is considered a model of convenience and I am well pleased with the prompt manner that you filled my order. I send you photo of house under separate cover.
W. C. DUOKHAM, Ashburn, Ill.

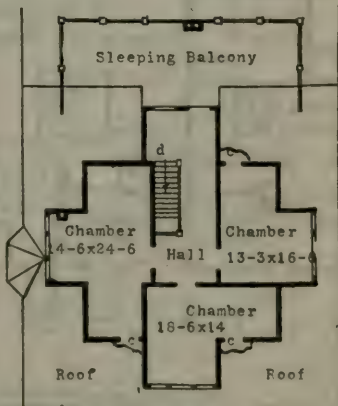
-120-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Dunsmuir design 5121, story heights 9 ft 6 and 8, width 31 ft. Plans \$10.



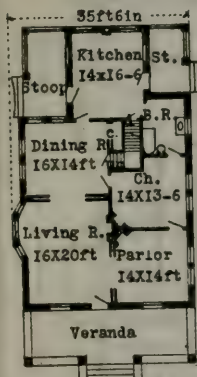
PROSPECTIVE CLIENTS.

Prospective clients at a distance should be very emphatic if they mean business. I get so many idle inquiries, to which I can pay no attention and it will pay you to be frank in your dealings with this office, as I take great interest in appreciative clients, who have ambition enough to have my plans carried out right when they get them, as it means satisfaction all around, and leads to other work.

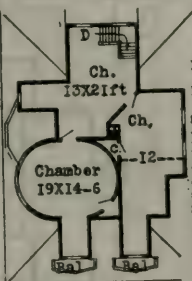
-121-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Bonita design 5122, story heights 10 ft,
full story height. Plans \$10.
tower bed room



489 Cumberland St., Portland, Maine.
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

The cottage, built from the Baraboo Cottage plan, which we purchased from you is completed, and we are now occupying it. It is most convenient and in every way a charming cottage. We felt that an expression of our appreciation of the correctness of the working plans and specifications was due you, also, everything was all right and we are perfectly satisfied and much pleased with it in every respect.

If we are ever in need of plans, you may be sure that we will send to you.

Very truly yours,

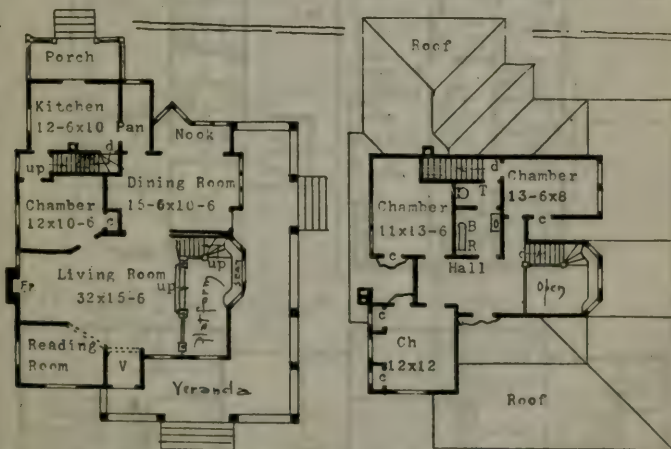
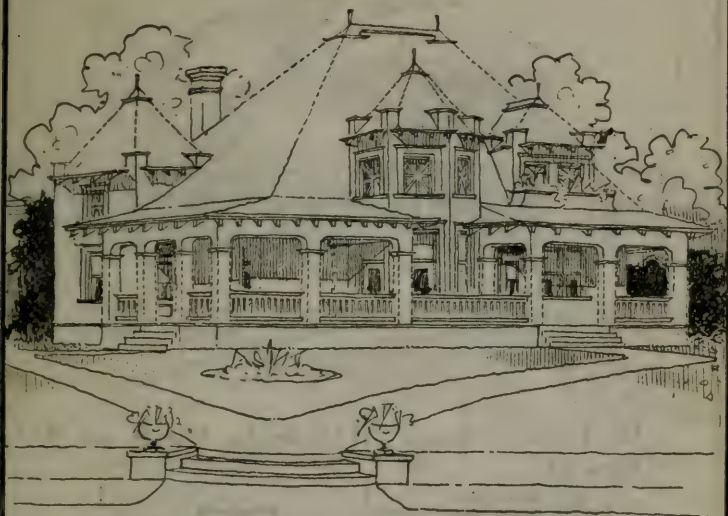
JOHN C. PRESTON.

There is no comparison between the excellent work turned out at this office and the work of the carpenter-architect, or the "sketch-em and catch-em" architect, who offers free sketches, or publishing and planing-mill companies. Architecture is a distinct profession, and is above all of this. It is my distinct occupation to prepare plans, in the best possible manner, and at the least possible cost, and in doing a larger business than any four concerns combined in the country, it is quite reasonable to presume that "practice makes perfect," or nearly so.

-122-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Donna Anna design 5123, width 29 over all 39 ft.
story heights 8 ft 6. Large living room. Plans \$10.

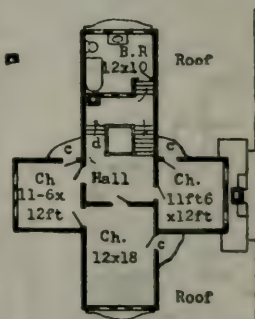
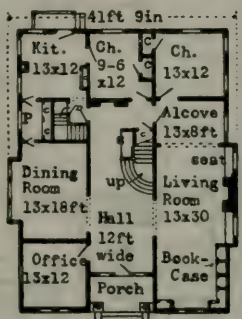
-123-

HERBERT C. CHIVERS CO. ARCHITECTS

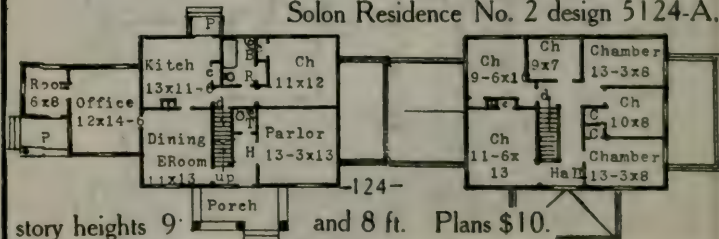
ARTISTIC HOMES



Mt. Ellsworth design 5124, heights 9-ft 6 and 9.
Plans \$10.



Solon Residence No. 2 design 5124-A.



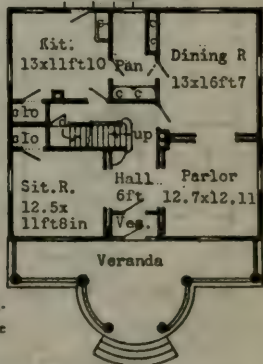
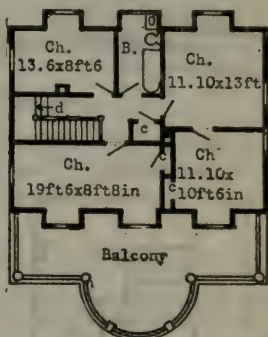
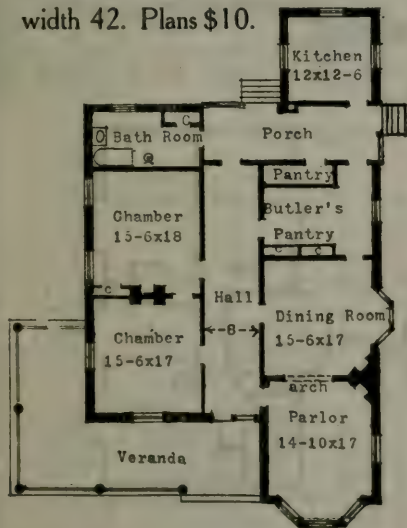
story heights 9 and 8 ft. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Fairlawn design 5125, story 11ft,
width 42. Plans \$10.

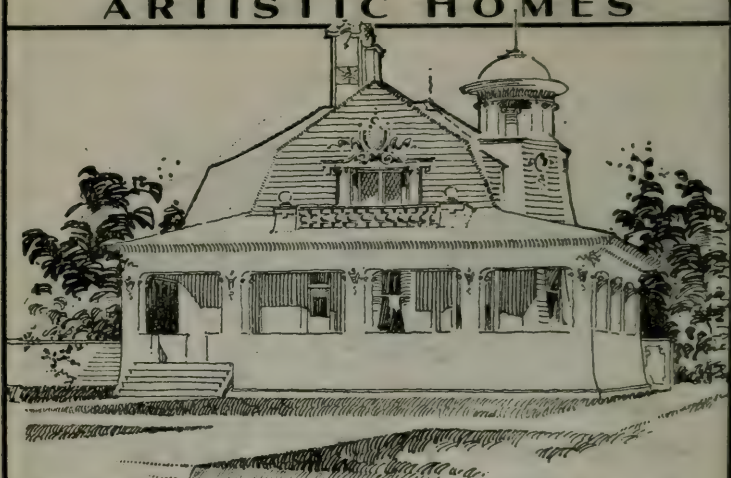


It is impossible for any one to estimate the cost of a building and have the figures hold good in all sections of the country. We do not claim to be able to do it.

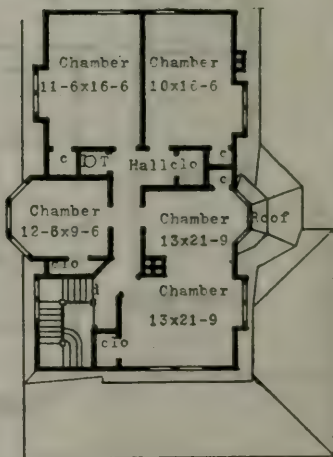
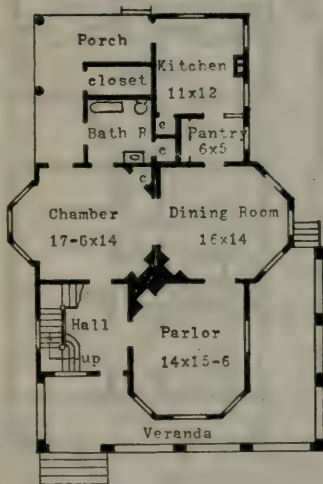
Baraboo No. 12 design 5125-B. See page 45
-125- for exterior. Story heights 9 and 9. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Beechmont design 5126, story height 10 ft. Neat tower effect. Plans \$10.

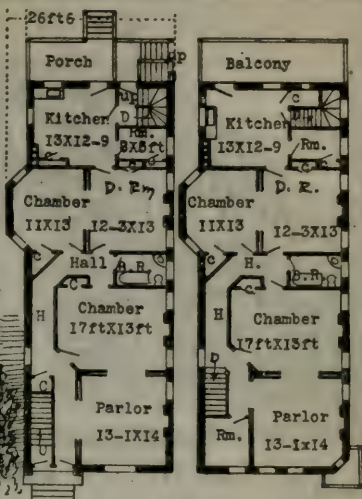


We received your letter and will say we are very much pleased with your plans. Will send picture of house as soon as finished. They are now plastering and the carpenters are working on porch. Our builder is also pleased with plans.—HENRY M. CHRISLER, Schenectady, N. Y.

—126—

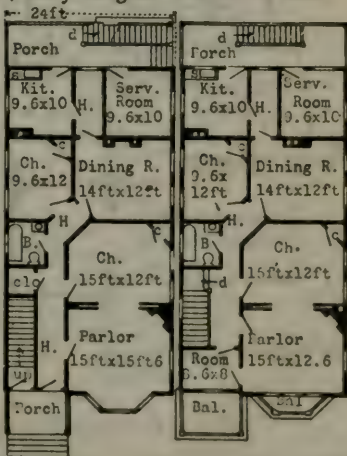
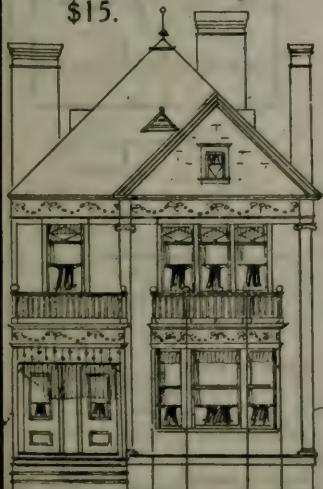
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Mantelle design 5127-A, story heights 9-ft 6 and 9.
Plans \$15.

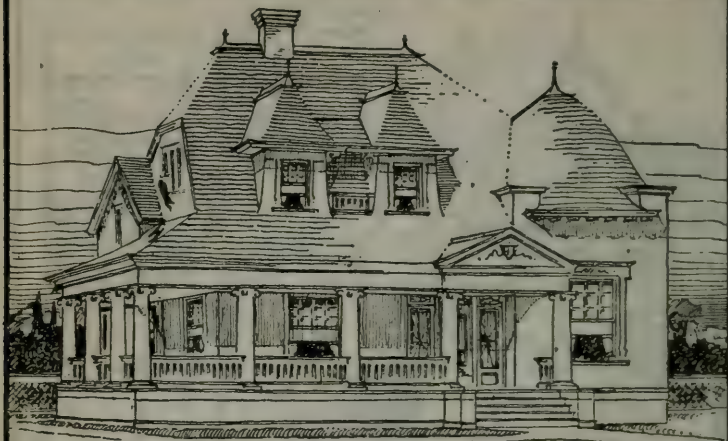
Rio Blanco design 5127-B, story heights 9-ft 6. Plans
\$15.



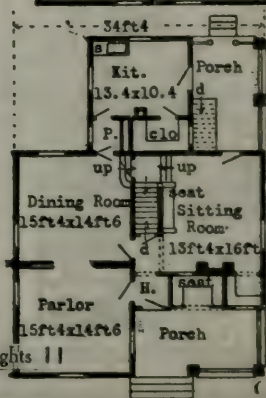
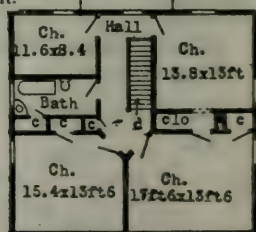
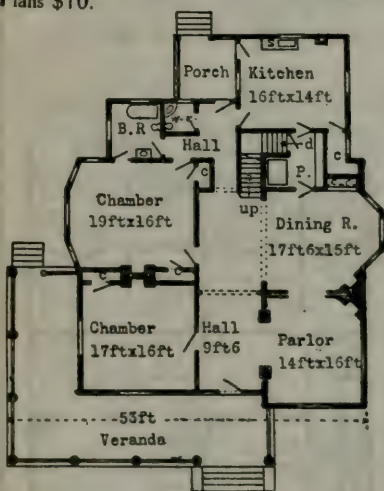
-127-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



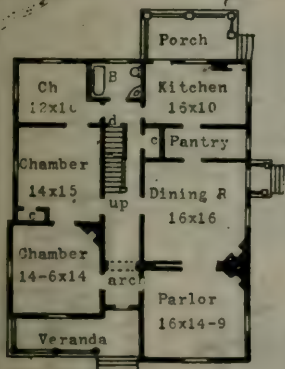
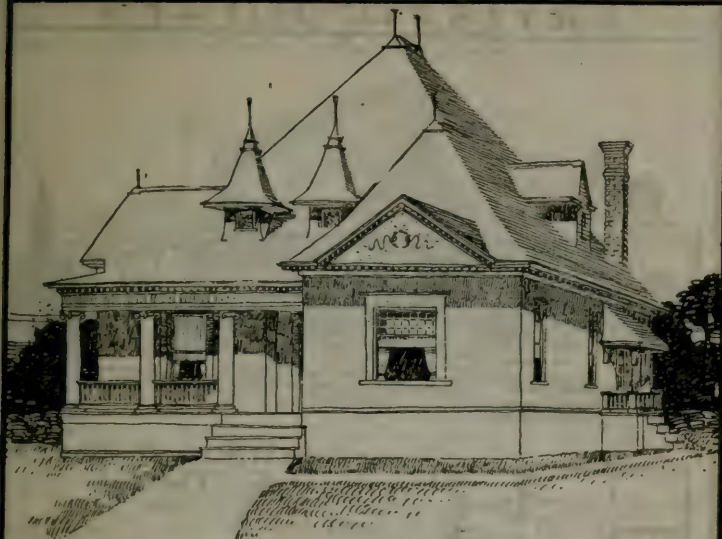
Mt. Vernon design 5128, story heights 12 ft.
Plans \$10.



Nemo Cottage No. design 5128, story heights 11 ft. Plans \$15.

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ARTISTIC HOMES



Plan 5129, Port Angeles

Arch. & Eng. Co.

(Copyrighted)

The Farmers' Bank of Johnson

Johnson, Ark., Aug. 16, 1902

Herbert C. Chivers

St. Louis

Mo.

Dear Sir:

Plans received from you came up to expectations in fact they worked out nicely and are fully pleased in kind a note of thanks now, and they and send you our letter

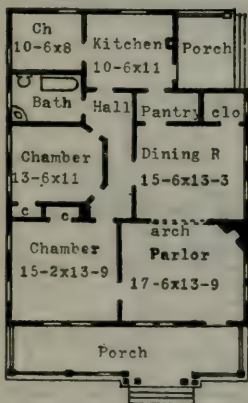
Yours truly
L. J. L.

Port Angeles design 5129, story heights 10-ft, width 37 ft. Plans \$5.

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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Fayman design 5130, story heights 10 ft,
Very compact plan. Plans \$10.

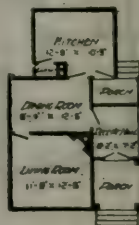
width 33-ft 8.

Emporia, Kansas, May 24, 1907.
Mr. Herbert C. Chivers,

Dear Sir:—

Permit me to say a word concerning our satisfaction with the plans which you have prepared of our church and the appreciation of your methods of doing business.

Sincerely yours,
W. A. PARKER,
Minister of the First Christian Church.

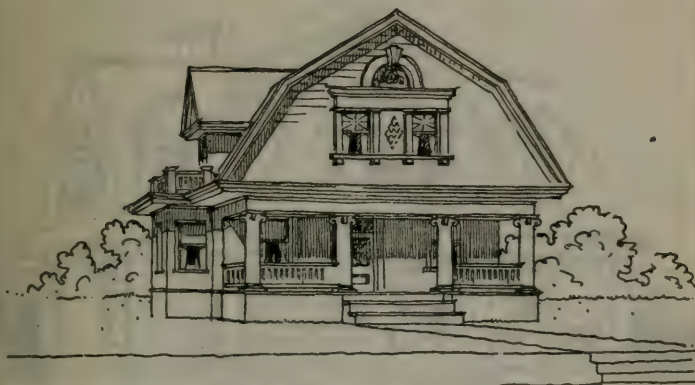


MEMPHIS COTTAGE.—Design 4063-O; in frame, \$425 to \$490; plans, \$5; width, 25 ft. 4 in. by 24 ft.; width over all; 28 ft., story heights, 9 ft. 6 in. Special features: Unique and inexpensive porch and general grouping of gables. Modifications: Chamber could be used for dining-room; kitchen for sitting-room; and a kitchen addition built on back of chamber. See page 65.

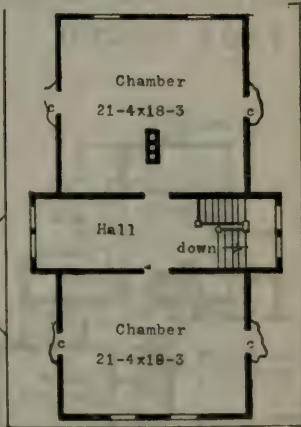
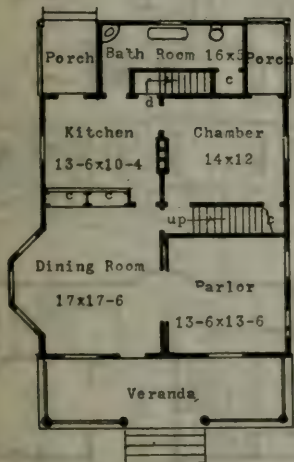
—130—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Leslie design 5131, story heights 9-ft 6 and 9. Plans \$10.



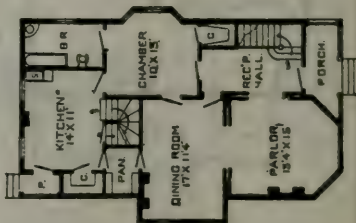
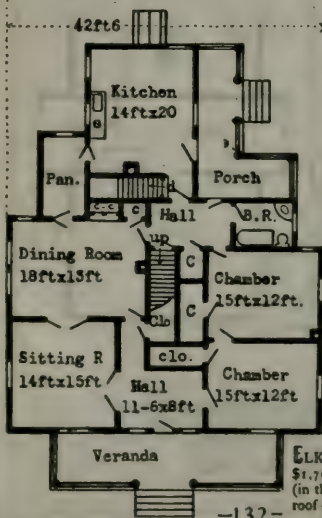
Yours of recent date to hand. Would say that we have a very good house in process of construction, built from your plans, and have just got it plastered. If I was to build another house should get my plans the same way. Will send you a photograph as soon as we have one taken.

DANIEL COLT, Winsted, Conn.

ARTISTIC HOMES



Loredo design 5132, story heights.
9 and 8. Plans \$10.



Plans \$15.

ELKINS RESIDENCE.—Design 875M; in frame, \$1,697 to \$1,790; plans, \$15; width over all, 30 ft.; story heights, 9 ft. (in the clear). Special features: Plain, simple and practical roof design; bath-room and chamber on first floor. See page 65.

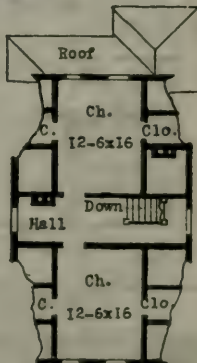
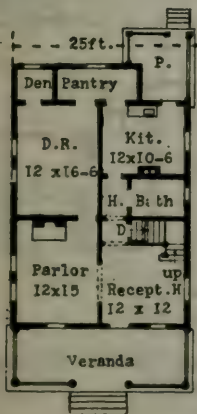
ARTISTIC HOMES



— HEATING —

Hot water is the most expensive system to install and the cheapest to operate. It is expensive to construct because it requires more piping and greater radiating surface.

Los Banos design 5133, story heights 9 and 9 ft. Very compact. Plans \$10.



—133—

'The house you enquire for is near the sea shore, a long distance off, and a photo would cost quite a sum. The building is very satisfactory.'

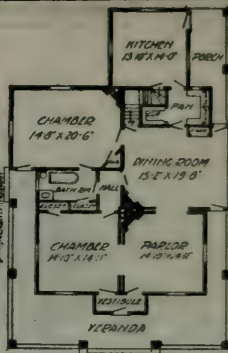
THOMAS WILMARTH. Sandwichville: Mass.

HERBERT C. CHIVERS CO. ARCHITECTS

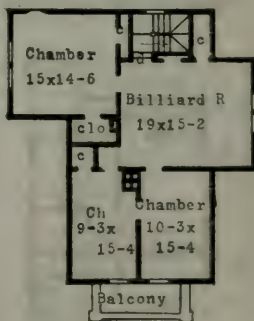
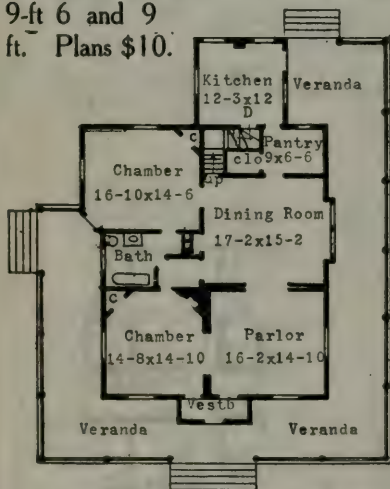
ARTISTIC HOMES



QUEENSDALE COTTAGE.—Design 70-N; cost, \$1,392 to \$1,598; plans, \$10; size, 41 ft. 8 in. by 63 ft.; story heights, 9 ft. 6 in. and 9 ft. 3 in.; attractive brick mantle on second floor; very attractive and simple porch and roof arrangement.



Queensdale design, 5134-B, story heights 9-ft 6 and 9 ft. Plans \$10.



Queensdale No. 2 design 5134-B, story heights 9-ft 6 and 8-ft 6. Plans \$10.

Where to Begin—

When you get ready to build go to a competent architect, give him time to study and work up your plans.

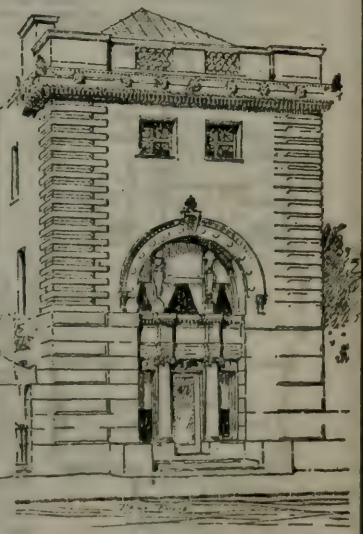
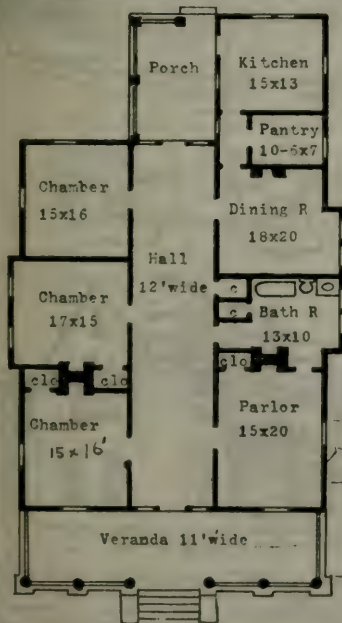
Pay him his regular per cent, and listen to his advice and not others, until you have unquestionable reasons to believe in and trust to his experience and you will be glad you did so when your house is completed.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Berendo design 5135, story heights 11-ft 6. Plans \$10:

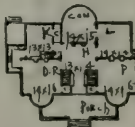
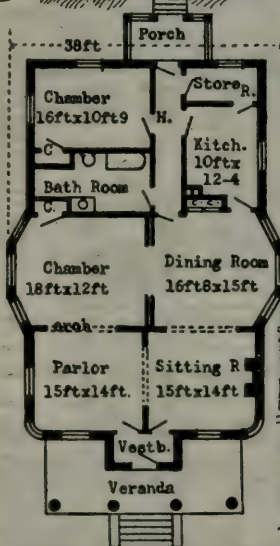
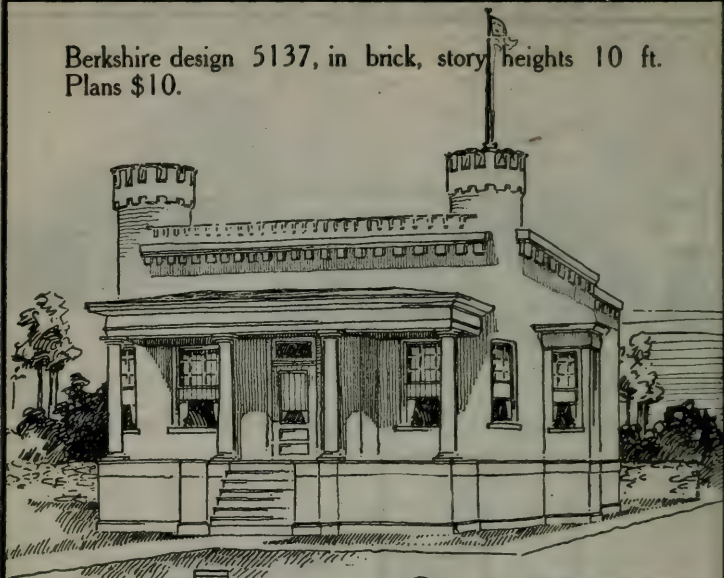


-135- CITY RESIDENCE.—Design 8256M.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Berkshire design 5137, in brick, story heights 10 ft.
Plans \$10.



MINGO RESIDENCE.—Design 855M; in frame, \$2,500 to \$2,680; plans, \$25; width, 44 ft. by 32 ft.; width over all, 48 ft.; story heights, 10 ft. Special features: Semi-circular bay windows in front; conservatory at rear of hall; size, 14x15

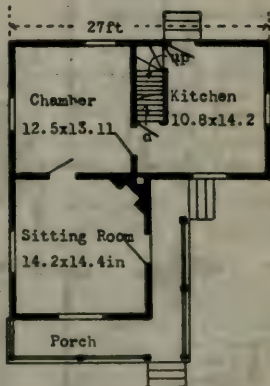
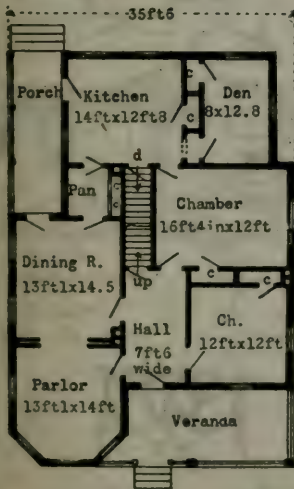
-136-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Berthera stone design 5137, story heights 10 and 8-ft 6.
Plans \$15.



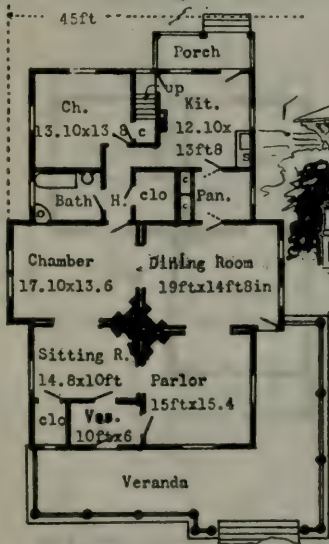
-137-

OLIVIA COTTAGE.—Design 100,206-O; in frame, \$350 to \$495; plans, \$5. Special features: Wide overhanging eaves, beautiful home-like exterior. See page 33. AND 138

ARTISTIC HOMES



Benona design 5138, story heights 10 ft. Attic space, above. Plans \$5.



OLIVIA COTTAGE—

Design 100, 206-0;

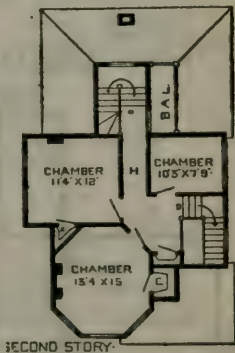
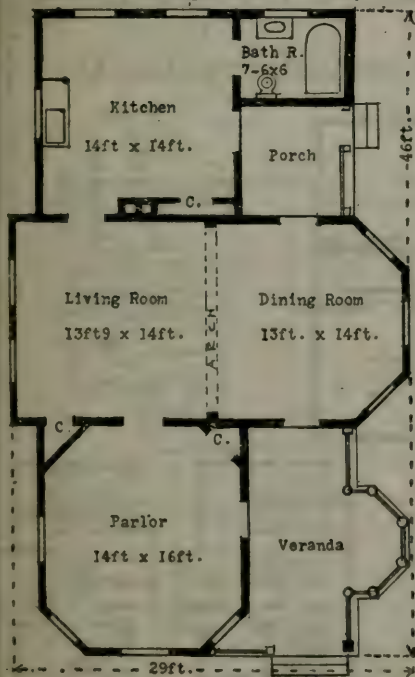
SEE 137



ARTISTIC HOMES



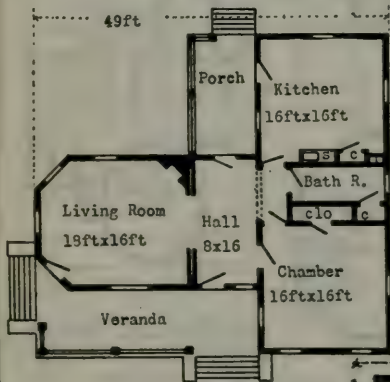
Belvidere design 5139, story heights 10 ft. Plans \$5.



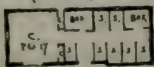
ARTISTIC HOMES



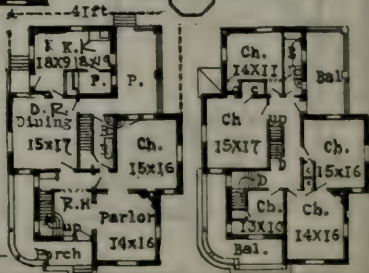
Iolanthe design 5140, story heights 12 ft. Plans \$5.



PHYSICIANS HOME



STABLE



-140-

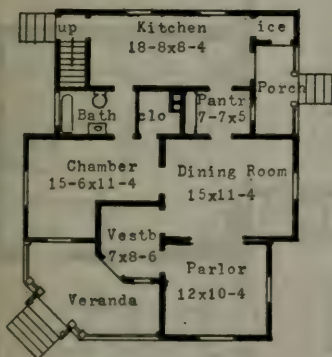
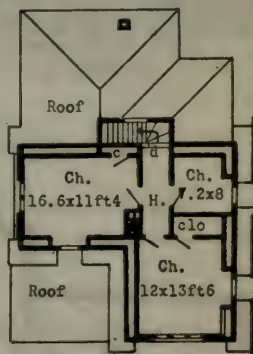
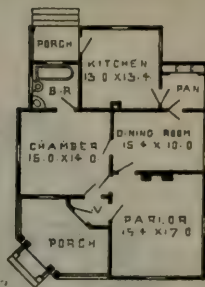
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



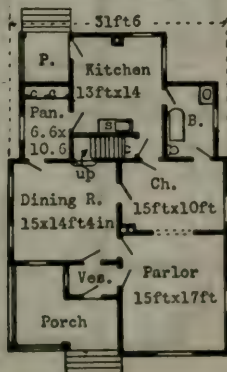
Coleman design 5141, story heights
10. Plans \$10.

width 31-ft

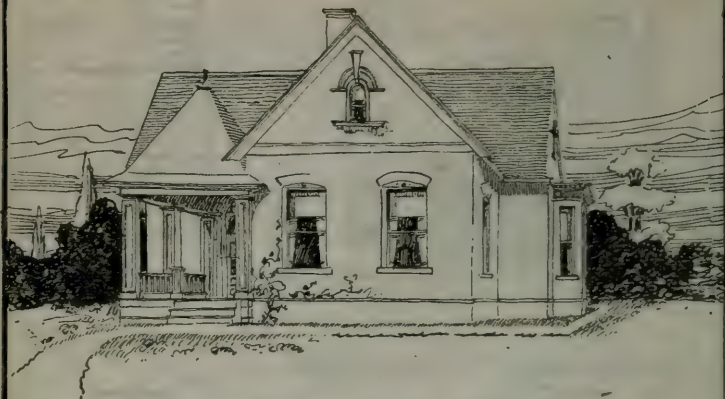


Coleman Cottage No. 3,
story height 10 ft. Plans \$10.

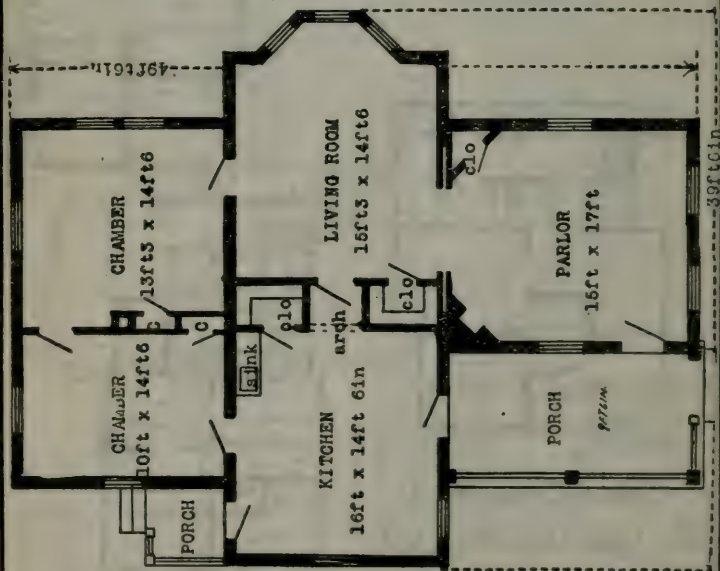
Coleman Cottage No. 2,



ARTISTIC HOMES



Yreka design 5142, story heights 10-ft. Plans \$5.



-142-

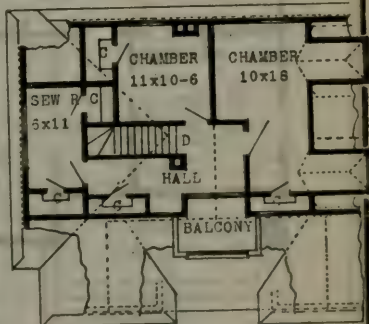
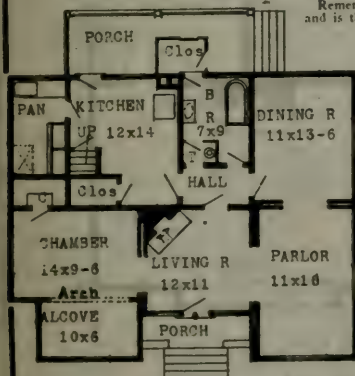
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



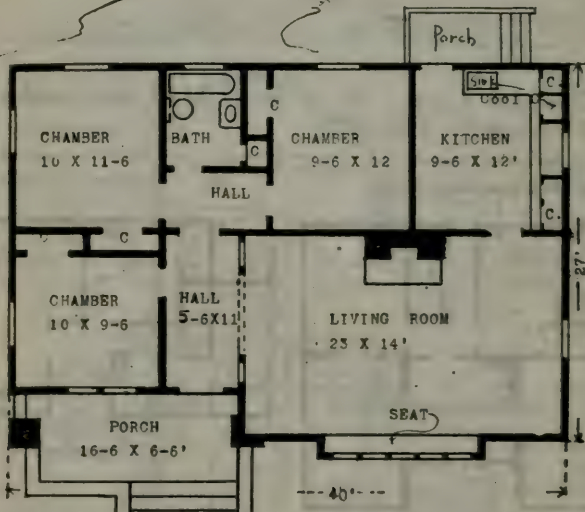
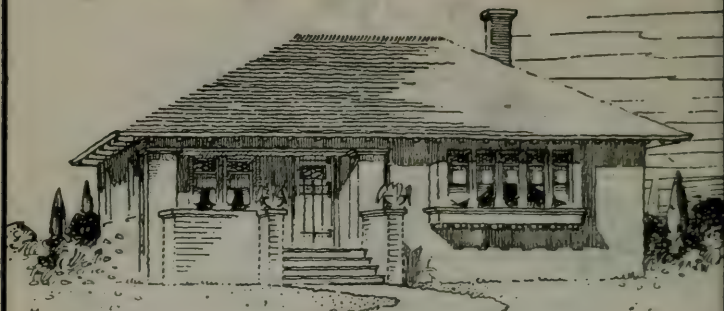
Cloverdale Cottage No. 4, design 5143, story heights 9-ft 6 and 9. Plans \$10.

Remember in building a home that the best is none too good and is the cheapest in the end.



When it is considered that nearly every page of this book contains very expensive plate-matter, for which drawings and cuts must first be made, some idea of its cost of production can be imagined, therefore, it is hoped, in the interest of better house plans, that purchasers will loan this work freely as an incentive to ones neighbors to improve attractively, and thus enhance the value of large residential districts.

ARTISTIC HOMES



Kalama design 5144, 9-ft story. Large attractive living rooms. Plans \$10.

Mrs. House and myself are highly pleased with our home and do not hesitate to recommend your work to any one intending to build a home.

DR. J. C. HOUSE, Port Townsend, Wash.

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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Pekin, Ill., Sept. 4, 1900.

Mr. Herbert C. Chivers,
St. Louis, Mo.

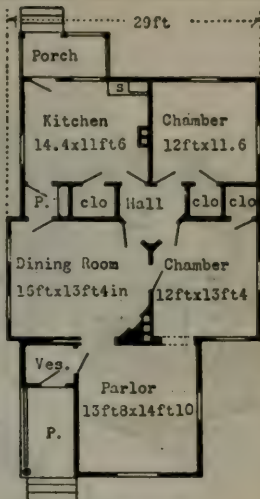
Dear Sir:—

I take great pleasure in mailing you under separate cover a recent photo of my house. Although the design was thoroughly admired from the very first, I am pleased to say the house is even more satisfactory now than when it was first occupied, owing largely to the general excellence of the design which is more fully appreciated as the years pass by.

Yours very truly,

(Hardware)

JOHN RUST.

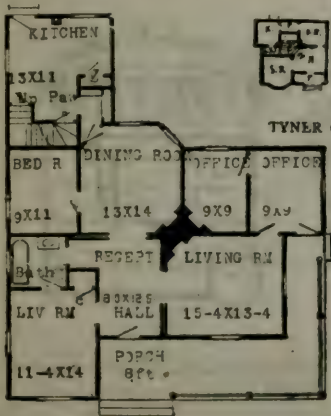


Kalona design 5145.

Plans \$5.

PHYSICIAN'S RESIDENCE AND OFFICE.—Design 1752M; in frame, \$1,298 to \$1,590; plans, \$15; width over all, 42 ft. 8 in.; story heights, 10 ft. Special features: Large central sitting-room which is available for office or residence. Compact fire-place arrangement, neat simple exterior. (See index for other physicians' houses.) See page 65.

Plans \$15.



TYNER COTTAGE, Design 9083M;

\$15



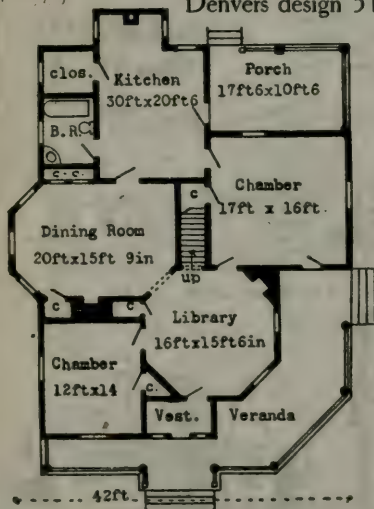
-145-

HERBERT C. CHIVERS CO. ARCHITECTS

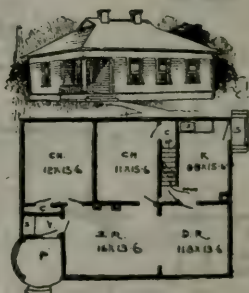
ARTISTIC HOMES



Denvers design 5146, story 9-ft. Plans \$10.



Plans \$10



FILBERT COTTAGE.—Design #415M; cost in frame \$698 plans \$10. See page 65.

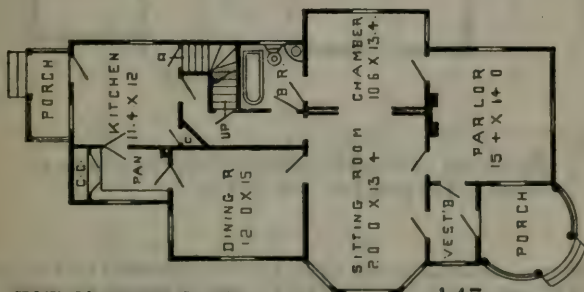
-146-

ARTISTIC HOMES

Plans \$10.



REDONIA COTTAGE.—Design 9946-N; cost in frame, \$1,144 to \$1,349; plans, \$10; width, 25 ft. by 56 ft.; story height, 10 ft. Special features: Unique circular-top porch; attractive design; convenient bath-room; large vestibule.



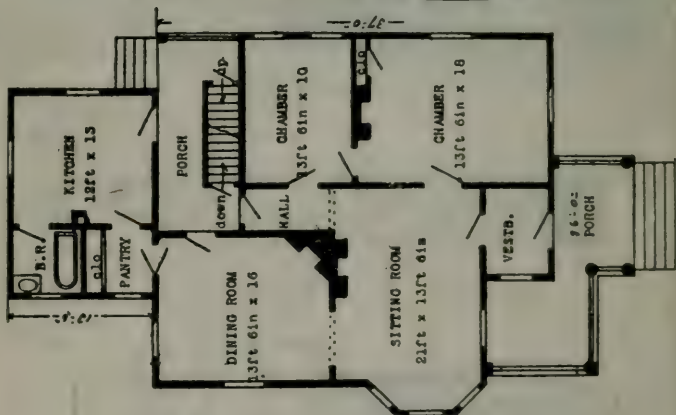
HOW TO ORDER PLANS.

-147-

Individual checks cannot be received, unless 15 cents exchange is allowed. Send Bank draft, registered letter, express or P. O. money order, made payable to Herbert C. Chivers. See order blanks, sketch blanks and money order application blanks in back of book.

HERBERT C. CHIVERS CO. ARCHITECTS

Plans \$20



DAWKINS COTTAGE.—Design 2410M; cost in frame \$1,-
390 to \$1,340; plans \$20. See page 65.

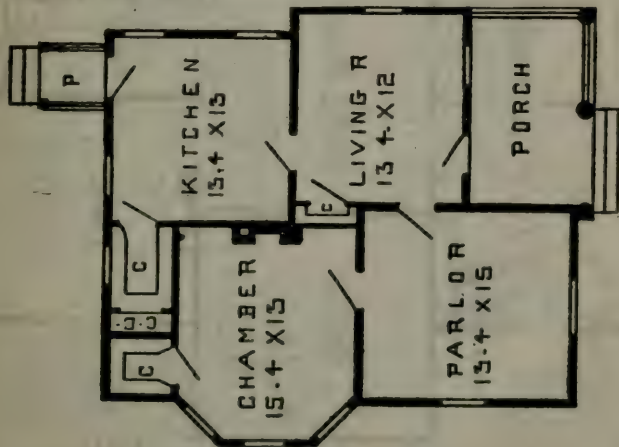
Plans and specifications and details for residence came to hand promptly and I am well pleased with them. They are much more full and complete in most respects than I had expected.—Wm. Stove Devol, Redlands, Cal.

ARTISTIC HOMES

Plans \$10



VIKING COTTAGE.—Design 9142M; in frame, \$599 to \$690; plans, \$10; width over all, 30 ft. 4 in.; story heights, 10 ft. Special features: Compact plan, pleasing roof lines. See page 65.



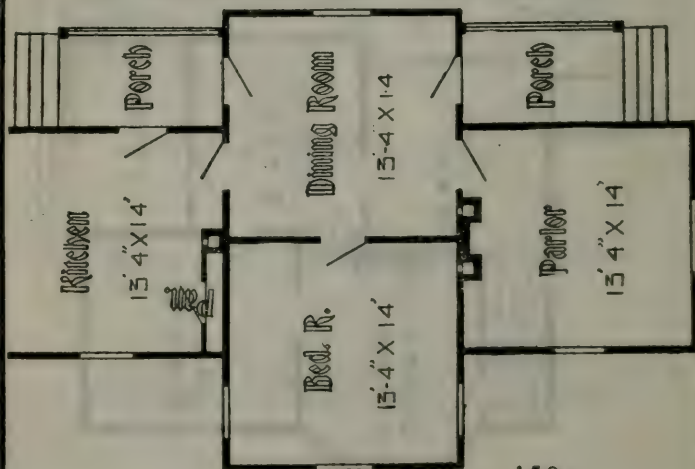
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Plans \$10.



CARLISLE COTTAGE.—Design 100192-O; in frame, \$450 to \$598; plans, \$10; width, 27 ft. 10 in.; story heights, 10 ft. Special features: Plain, neat exterior. See page 65.



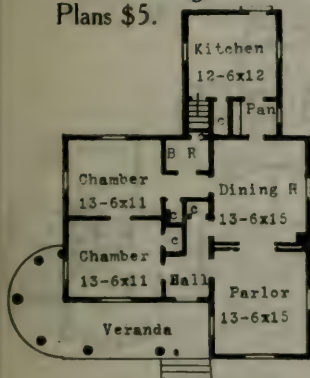
-150-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Dulzura design 5151, story heights 10 ft, width 34-ft.
Plans \$5.



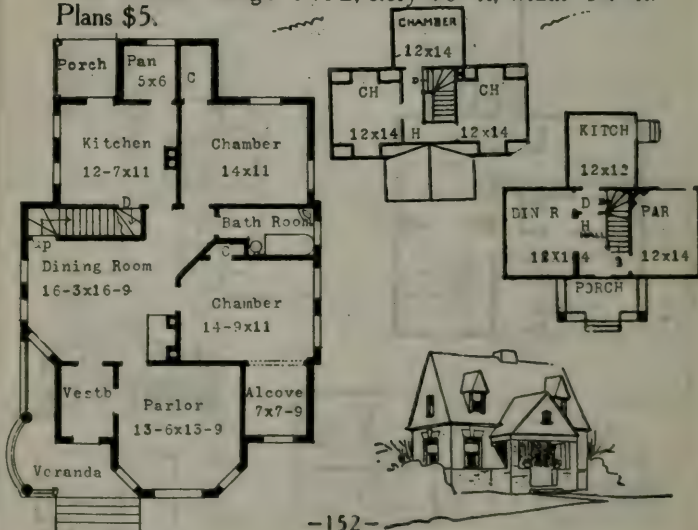
Some inexpensive cottages. Plans, \$10 each.



ARTISTIC HOMES

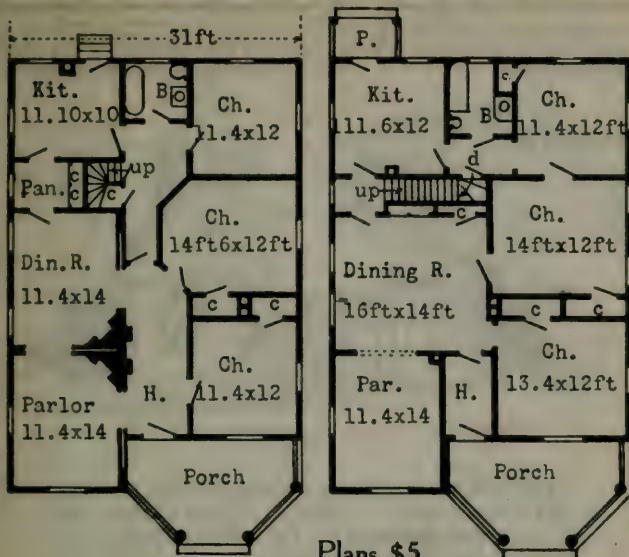


East Gaines design 5152, story 10 ft, width 34 ft.
Plans \$5.



KINGSTON COTTAGE.—Design 1130M; in frame, \$750 to \$1100; plans, \$10; story heights, 9 and 8 ft. (5 ft. side walls)

ARTISTIC HOMES



MOBILE COTTAGE.—Design 1743-O; in frame, \$890 to \$1,098; plans, \$5; width, 31 ft. 2 in. by 39 ft. 8 in.; story heights, 9 ft. 6 in. Special features: Neat, compact plan, convenient bath-room, good fire-place arrangement. See page 65.

ARTISTIC HOMES

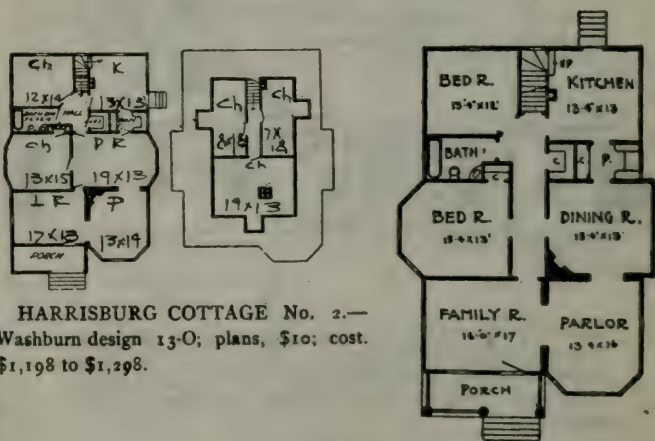
I built Dr. Green's house for which you prepared plans, and know the value of working plans and have worked after some good architects. You certainly have novel ideas.

JOHN DOYLE, Builder, Wilmington, O.

Plans \$10.

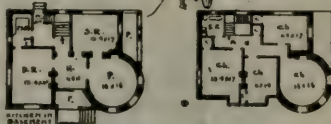


HARRISBURG COTTAGE.—Design 1941-O; in frame, \$940 to \$1,029; plans, \$ width, 30 ft. by 50 ft.; width over all, 35 ft.; story heights, 10 ft. The working plans show bay window to bed room as indicated on plan. We have \$8 plan with dining-room and bed-room connected, leaving out central hall, and fire-place in parlor. See page 65.



HARRISBURG COTTAGE No. 2.—
Washburn design 13-O; plans, \$10; cost.
\$1,198 to \$1,298.

ARTISTIC HOMES



VINTON COTTAGE.—Design 4528 M; in frame, \$1399 to \$1369; plans, \$5; story heights, 9 ft. and 8 ft. 6 in. See page 65.

Plans \$25.

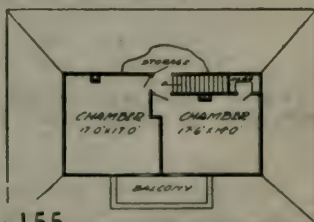
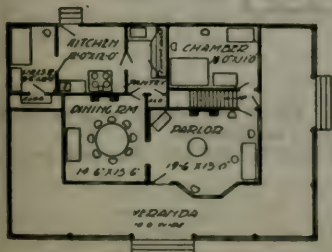
A SUBURBAN HOUSE.

Plans \$5.



DU PUE COTTAGE.—Design 100, 029M; cost \$1390 to \$1492; size, 46 x 29; extreme width, 56 ft.; special features; plain, practical roof, home-like exterior. Plans, \$15. See page 65

Plans \$15.



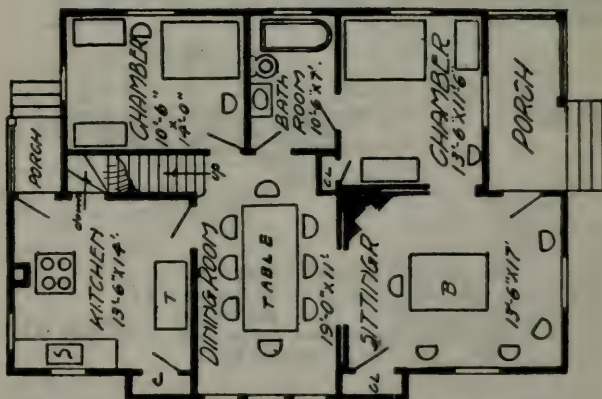
-155-

ARTISTIC HOMES

Plans \$10



PANDORA COTTAGE.—Design 1207M; size, 39x44 ft. 6 in.; story height, 10 ft. Special features: Bath-room close to bed rooms; compact plan. Cost, \$1,045 to \$1,199; plans \$10. See page 65.



We moved into our new home in Oct. We are well pleased. A great many people admire our home and think it artistic and beautiful.

JOHN S. MORRIS, Westport, Ind.

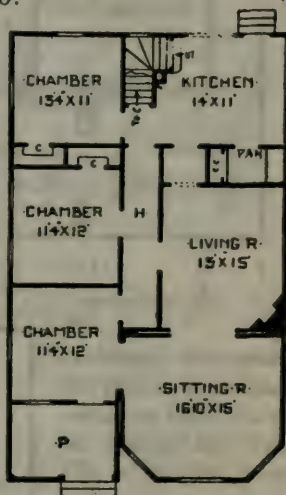
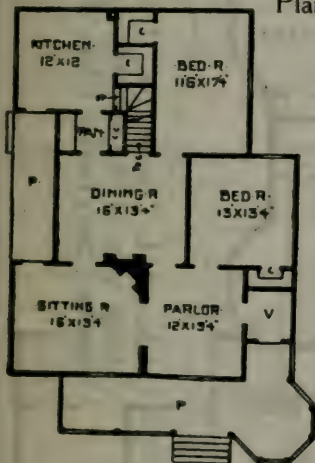
-156-

ARTISTIC HOMES



I.

Plans \$10.



ADIRONDACK COTTAGE.—Design 2208-O; in frame, \$898 to \$990; width, 29 ft. 6 in. by 45 ft. 4 in.;

width over all, 39 ft.; story heights, 10 and 8 ft. attic. Special features: Plain, simple roof treatment; large rooms; side

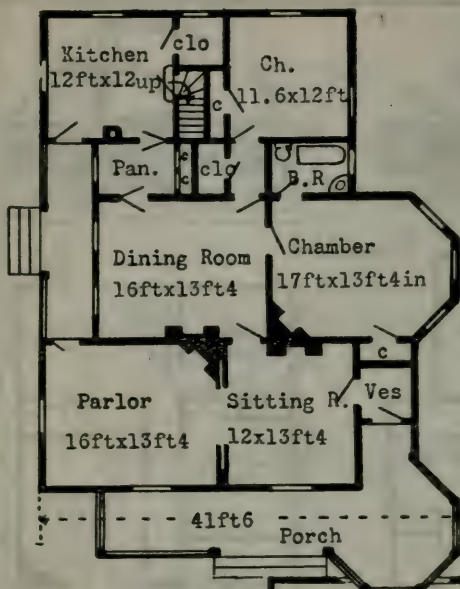
No. 1. porch to dining-room. Have \$8 stock plans with the following changes, named (Edmonds plan), with bay 13x13 ft. 4 in. to bed room, making this room 17 ft. long; rear chamber, 11 ft. 6 in. by 12 ft., with bath-room between the two; with fire-place in large bed room and parlor. See page 65.

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HARTFORD COTTAGE.—Design 2136-O; in frame, \$1,099 to \$1,198; plans, \$ width, 29 ft. 8 in. by 47 ft. 2 in.;

No. story heights, 10 and 8 ft. attic. Special features: Large sitting-room; space for one 15x35 ft. room on second floor. See page 65.

ARTISTIC HOMES



Adarondack Cottage No. 2 design 5158. See design page 158, especially suitable for southern climate. Story heights 10-ft. Plans \$10.

Plans and Specifications made or sent out of our office are complete and accurate in every way ❀ ❀ ❀



ELDER COTTAGE.—

Design 36M; -158-

ARTISTIC HOMES



GAFFNEY RESIDENCE.—Design 2417M; cost \$2,286 to \$2,940; plans \$30. See page 65.

THE HOUSE YOU PLANNED FOR US WAS SATISFACTORY IN EVERY WAY ---

MRS. W. F. LLOYD, MARSHAL, MO.

FREDONIA COTTAGE.—Design 2416M; cost in frame \$1,080 to \$1,190; plans \$15. See page 65.

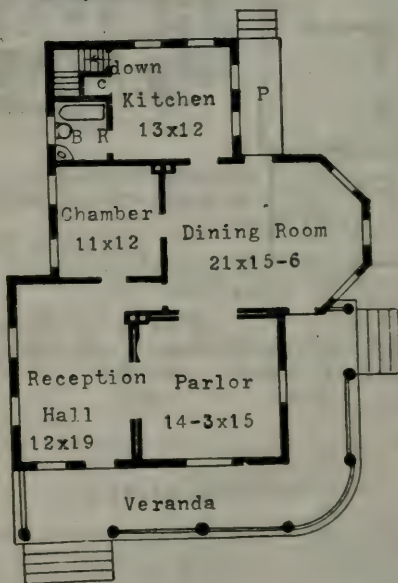
ARTISTIC HOMES

IN many cases our plans will produce houses of better construction, more convenient arrangement, more complete as to details, more artistic in appearance, and yet, owing to our superior designs, at actually lower cost than a house less skillfully planned.

ARTISTIC HOMES



Elklawn design 5160, width over all 38 ft. Large dining room, commodious veranda. Story heights 9-ft 6. Plans \$15.



The house plans came to hand promptly and appear to be all right, at least my builder pronounced them so.

PARK F. YENGLING, Salem, O.

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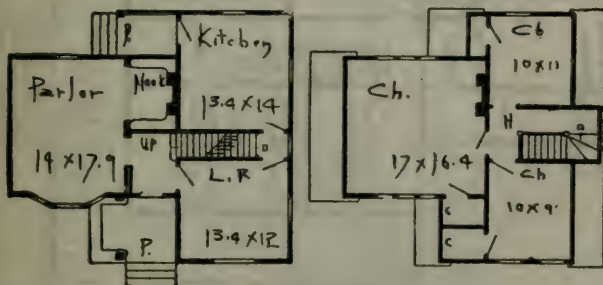
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Plans \$10.



ST. CHARLES COTTAGE.—Design 1769 M; in frame, \$988 to \$1092; plans, \$10; width, 34 ft. 8 in. by 31 ft.; story heights, 9 ft. (second story walls cut down to 5 ft. by roof). See page 65.



In behalf of the Board of Education of the City of Bloomfield, I will say that we are more than well pleased with your work on plans and specifications for our new high school. They are a credit to any architect.

RALPH WAMMOCK, (Pres. Board of Education), Bloomfield, Mo.

ARTISTIC HOMES



Plans \$10.

PORT UNION RESIDENCE.—Design 2327-O; cost, \$1490 to \$1,567; plans, \$10; space for four good-size rooms above; special features: Large, wide verandas. See-page 65.



Oxonia, Ind., Jan. 29, 1917.

Mr. H. C. Chivers,
St. Louis, Mo.

Dear Sir:—

In regard to plans for my house, would say we are well pleased in every respect. A remark made by one of my friends covers all I could say: "Could not add or take anything away to add to its beauty."

Yours truly,

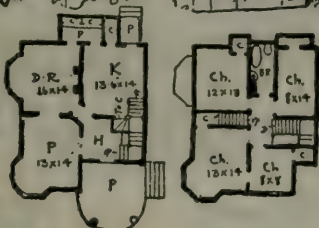
(Merchant) -162- CLARENCE DENNIS

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$20.



CHAMPAIGN RESIDENCE.—Design 901-O; in frame, \$1,292 to \$1,414; plans, \$20; width, 28 ft.; story heights, 9 ft. 6 in. Modifications: Can furnish this with octagon porch. See page 65.



Plans \$15.

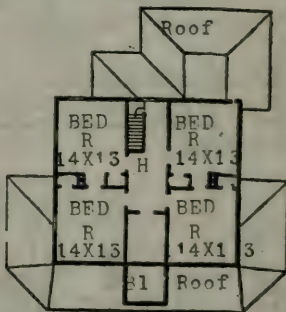
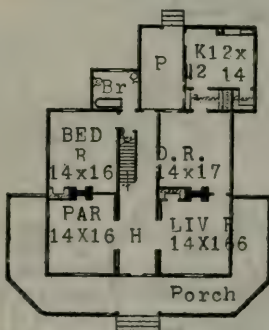
BUSHFIELD RESIDENCE.—Design 1527-O; in frame, \$1,298 to \$1,498, plans \$15; width over all, 23 ft. 6 in. story heights, 9 ft. 6 in. See page 65.

ARTISTIC HOMES



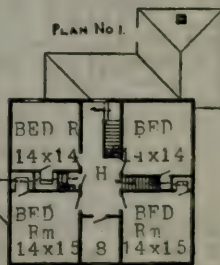
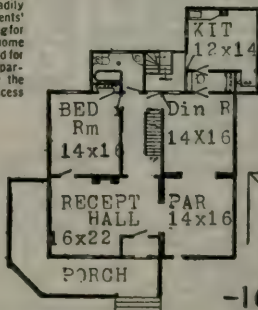
Plans \$20.

PERRYVILLE RESIDENCE.—Design 7101-O; in frame, \$2,280 to \$2,399; cost of plans, No. 1 or No. 2, \$20, width of plan, No. 1, 41 ft. 10 in. by 50 ft. 2 in.; of plan No. 2, 42 ft. by 50 ft. 2 in.; story heights, plan No. 1, 9 ft. and 8 ft. 6 in.; plan No. 2, 10 ft. and 9 ft.; special features: Balcony first floor; bath; isolated kitchen. See page 65.



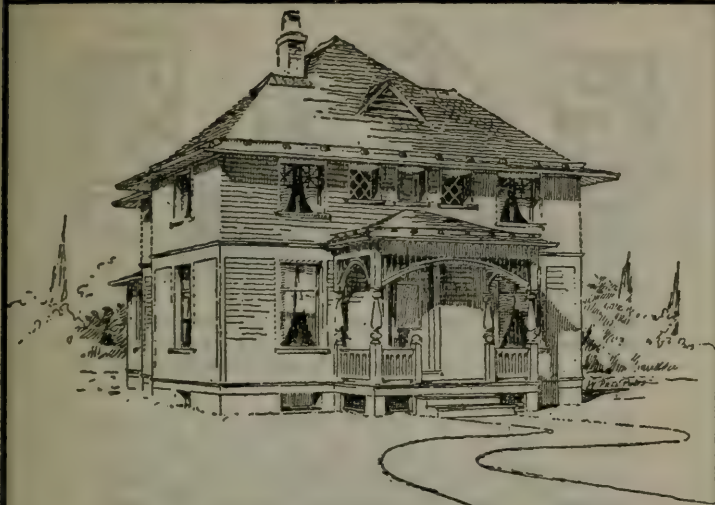
RESIDENCES

My success in Fine Houses is in readily seeing my clients' desires, producing for them a better home than was expected for a given sum. Preparedness is really the secret of my success

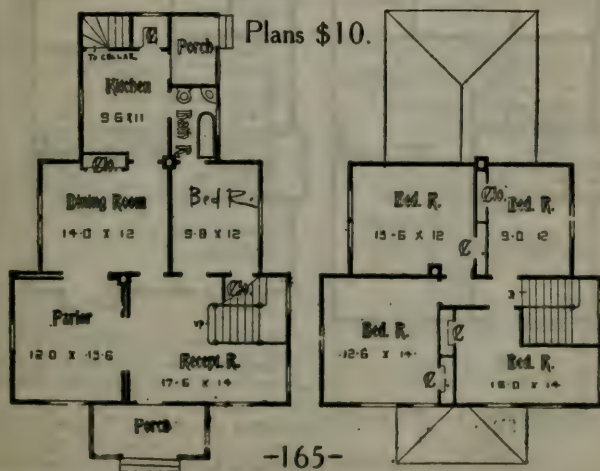


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ARTISTIC HOMES



MELWEGSDALE COTTAGE.—Design 9077M; in frame, \$1,199 to \$1,380; plans, \$10; width over all, 31 ft. 6 in.; story heights, 9 ft. 6 in. See page 65.



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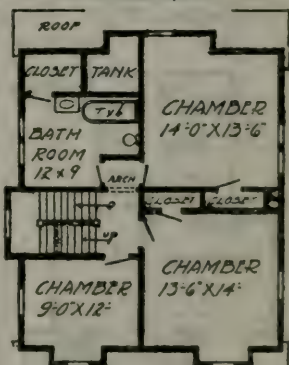
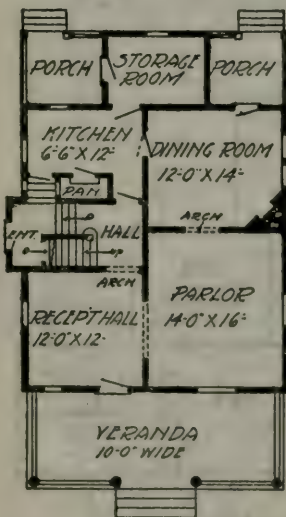
ARTISTIC HOMES



LOWELL COTTAGE.—Design 1523-O; in frame, \$1298 to \$1490; plans, \$10; width, 25 ft. 8 in. x 34 ft. 4 in.; story heights, 10 ft. and 9 ft. (full story). Special features—Simple and attractive roof. See page 65.

LOWELL Plan No. 2, Stauber residence, with 12 x 12 Reception Hall, 14 x 16 Parlor, 14 x 12 Dining-room, with 7 x 7 rear porch, 12 x 9 Kitchen and 10 x 7 Storage-room or Servants room opening into kitchen with three good size chambers above: 9 ft. story heights: cut down to 6 ft. front and rear.

Plans \$10.

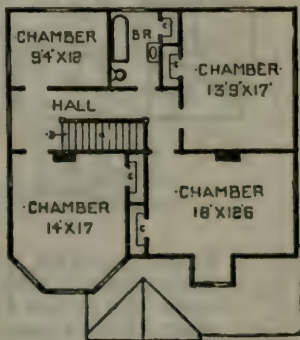
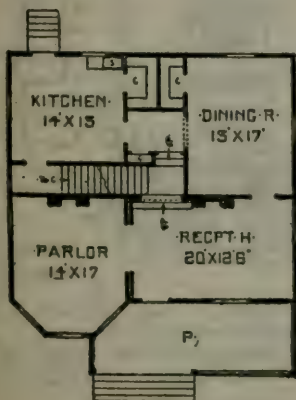


Every man should be proficient in his profession or trade. An architect who is practical and efficient in design has all he can attend to without attaching "Builder" to his name; and the same rule applies to practical builders.

ARTISTIC HOMES



MONA COTTAGE--Design 1135M; in frame; \$1298 to \$1449; plans, \$20; width, 36 ft. by 31 ft.: story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features: Large reception hall, combination stairs, simple roof treatment; stairs do not cut up front rooms. Modifications: The working plans show a very attractive exterior. See page 65.



ARTISTIC HOMES

Plans \$10.



JERICO COTTAGE.—Design 1533M; in frame, \$1,398 to \$1,498; plans, \$10; width, 24 ft. 6 in. x 42; width over all, 26 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft. See page 65.



Plans \$15.

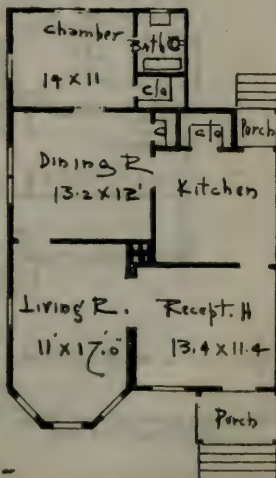
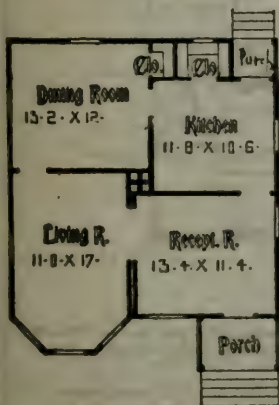
LEBOS COTTAGE.—Design 1533M; in frame, \$1,490 to \$1,598; plans, \$15; width, 24; width over all, 26 ft. in.; story heights, 9 ft. 6 in. and 8 ft.; All chambers full story. Front design in working plans very neat and attractive. See page 65.

ARTISTIC HOMES



EMMETSBURG COTTAGE.—Design 1974-U; in frame, \$550 to \$656; plans, \$5; width, 26 ft. 4 in.; story heights, 9 ft. Special features: Compact chimney arrangement; economical roof to build. See page 65.

Plans \$5.



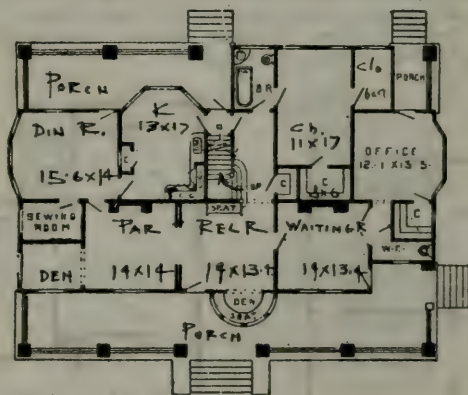
-169-

ARTISTIC HOMES

Plans \$10.



BENZONIA RESIDENCE.—Design 9044-O; in frame, \$1,890 to \$2,180; plans, \$10; (with two rooms above); width, 63 ft. 4 in. by 38 ft.; story heights, 10 ft. and 9 ft. Special features: Heavy shingle-post porch, with built-up bent beams of natural oak; with rough stone treatment below. See page 65.



Your work is indeed beautiful, and I shall recommend you to my friends.
J. W. BUTLER, (Banker), Clinton, Tex.

The house plans arrived "O. K." and I thank you for your promptness. It is a pleasure to deal with you.
CHAS. BROWNING, Sacramento, Cal.

-170-

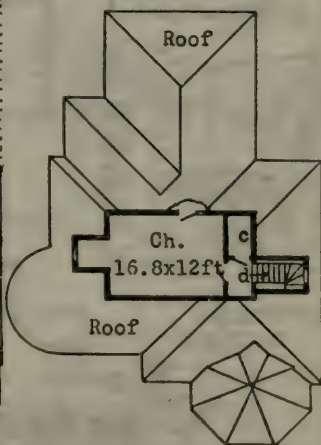
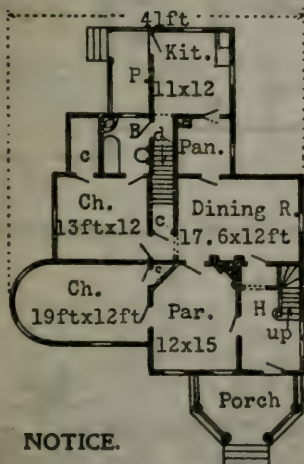
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$5

NASHVILLE COTTAGE.—Design 2223-O; cost in frame, \$850 to \$998; plans, \$5; width over all, 41 ft.; story heights, 10 ft. See page 65.



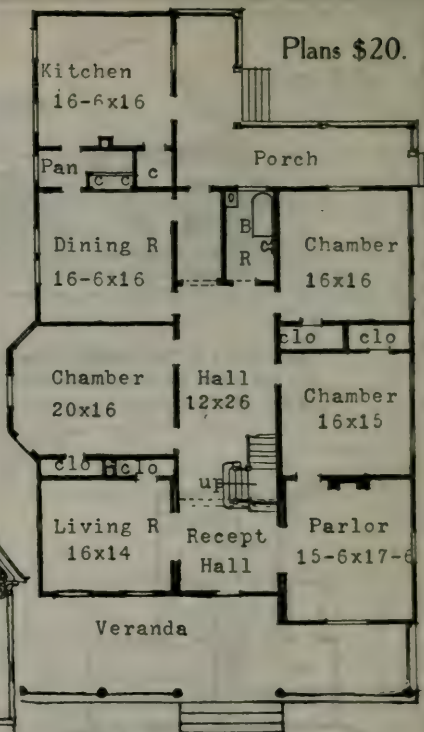
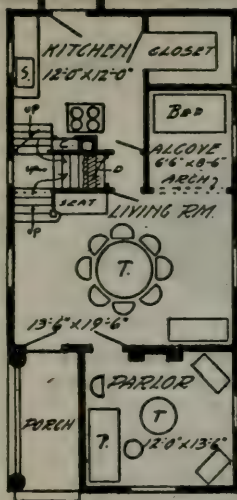
NOTICE.

As our clients are located in nearly every State and Territory we can likely give, as special references, the names of those in your community who have used our plans.

We like our house very much as planned by you, and should we ever build again, will certainly favor you with another order.

MRS. FRANK LANE, Boise, Idaho.

ARTISTIC HOMES



LAWDALE
COTTAGE.

-172



RONDA COTTAGE.—Design 2405 M; cost in frame \$1,892 to \$1,980; plans \$20. A good Southern cottage. See page 65.

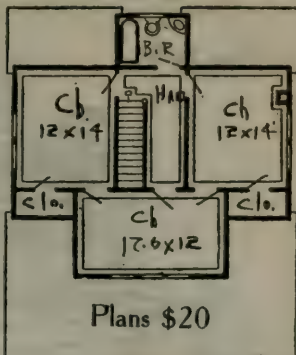
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

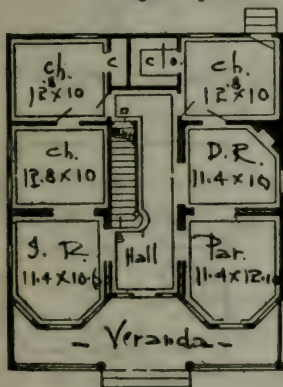


ALLENTOWN COTTAGE.-

-Design 1865M;

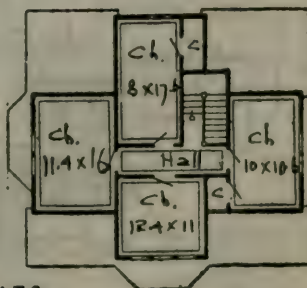


Plans \$20



GALINA RESIDENCE.-

-Design 1874M;

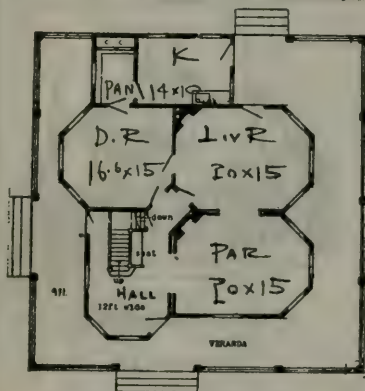


Plans \$20.

-173-

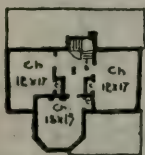
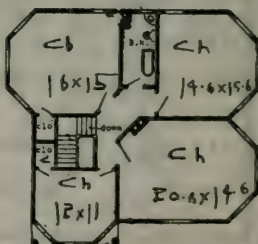
ARTISTIC HOMES

Plans \$25.



GUSTON RESIDENCE.—

Design 1844



WATTS RESIDENCE.—Design 1558 M;—174—

ARTISTIC HOMES

Plans \$15.



FOLKSVILLE COTTAGE.—Design 8222-O; in frame, \$590 to \$698; plans, \$15; story heights, 10 ft. Special features: Large living-room, corner porch, a good corner-lot house. See page 65.



Plans \$10.

-175-

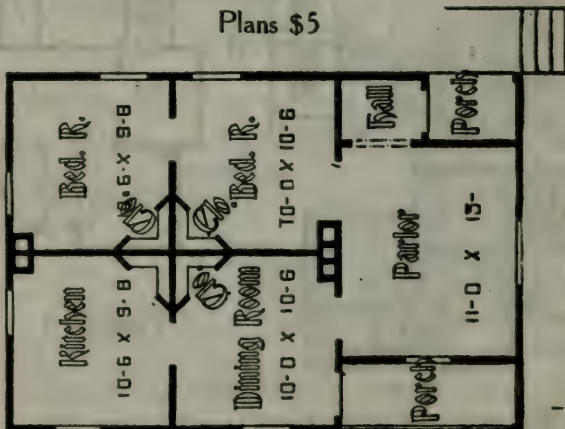
MADISON COTTAGE.—Design 1970-O; in frame, plan

ARTISTIC HOMES



MONTANA COTTAGE.—Design 5-O; in frame, \$450 to \$550; plans, \$5; width, 21 ft. 6 in. by 33 ft. 2 in.; story heights, 9 ft. 6 in. Special features: Compact arrangement could be used as two-family house.; good flue connections; economical porch construction. See page 65.

Plans \$5



-176-

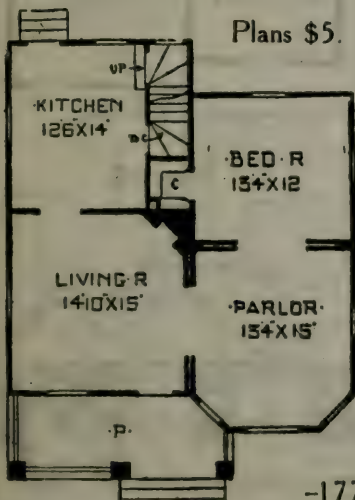
ARTISTIC HOMES



TUXEDO COTTAGE.—Design 2241-O; \$625; plans, \$5; width, 30 ft. 2 in. by 29 heights, 10 ft.; attic, 8 ft. cut down to 5 ft. page 65.



Plans \$5.



VALENTINE RESIDENCE.

-Design 1133-N;

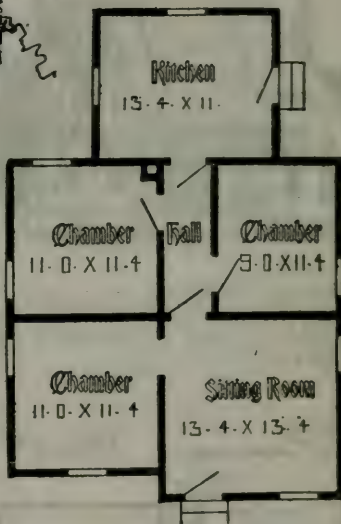
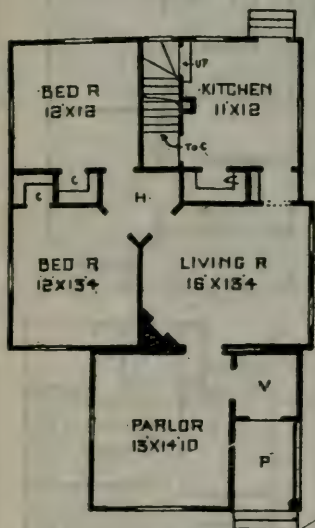
ARTISTIC HOMES



HARPSWELL COTTAGE.

—Design 1772-Q

Plans \$5.



Plans \$5.

DETROIT COTTAGE.

Haynes design 22016

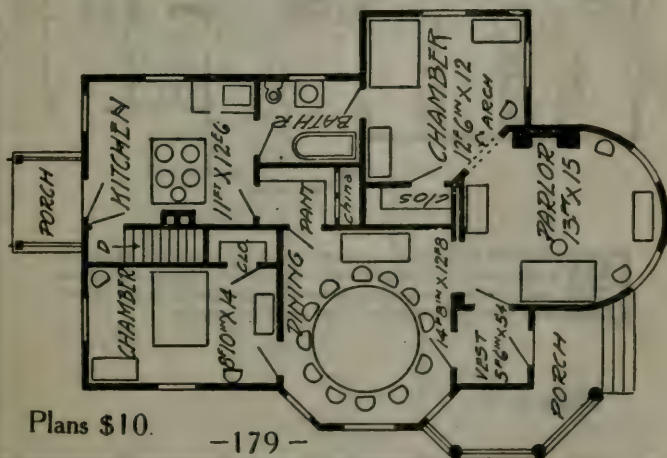


-178-

ARTISTIC HOMES



WYNAAK COTTAGE.—Design 2343-N; cost in frame, \$1,199 to \$1,299; plans, \$10. Special features: Attractive design; pleasant outlook to parlor; neat exterior; attractive octagon porch; convenient bath-room. Design strictly colonial in detail.

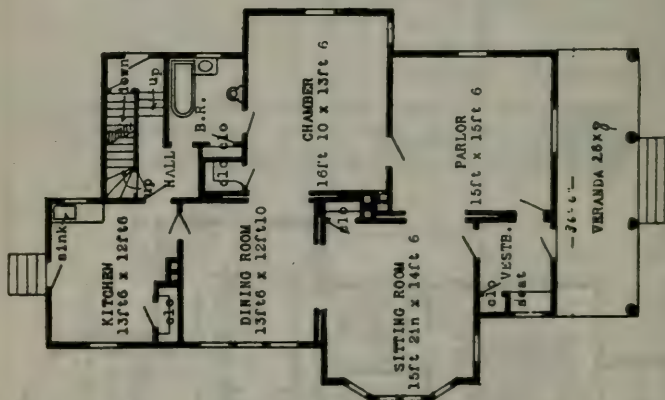
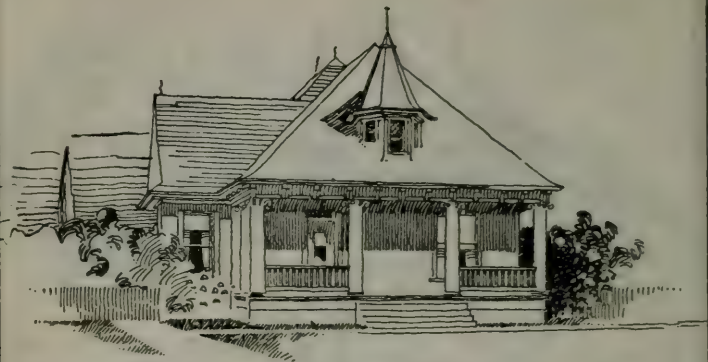


Plans \$10.

-179-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PROCTOR COTTAGE.—Design 2303-N; cost in frame, \$1,240 to \$1,390; plans, \$10. Special features: Quaint dormer window on roof; combination inside and outside cellar stairs; large rooms; large attractive vestibule; a very attractive cottage.

Plans \$10.

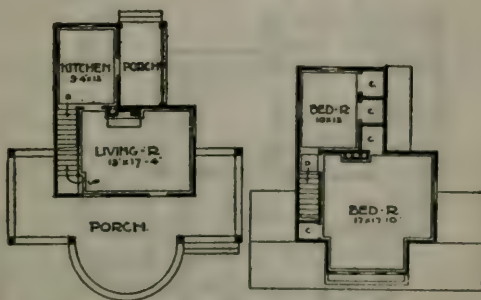
—180—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



OCONOMOWOC COTTAGE.—Design 1649-O; in frame, \$550 to \$700; plans, \$5; width, 21 ft. 4 in. by 23 ft.; width over all, 35 ft.; story heights, 9 ft. 4 in. and 8 ft. Special features: Attractive stained shingle seashore house. Modifications: An extra room could be placed where porch now is. See page 33.

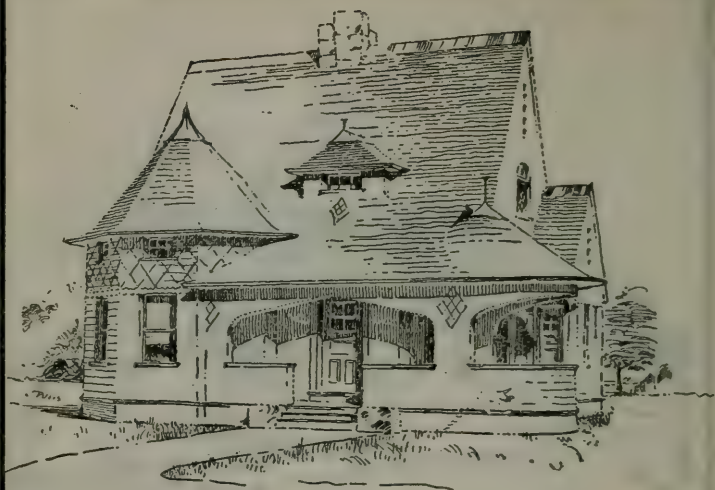


-181-

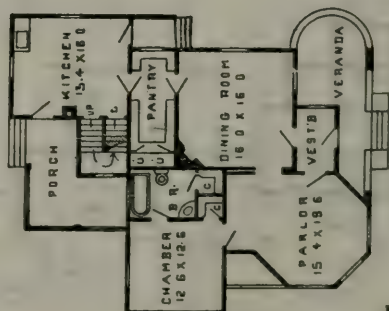
Plans \$5.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BROOKSVILLE COTTAGE.—Design 8200-N; in frame, \$1,192 to \$1,390; plans, \$10; story heights, 9 ft. and 8 ft. 6 in.; floored attic with space for two good sized rooms. Special features: Practical and attractive design; well-ventilated rooms.



Plans \$10.

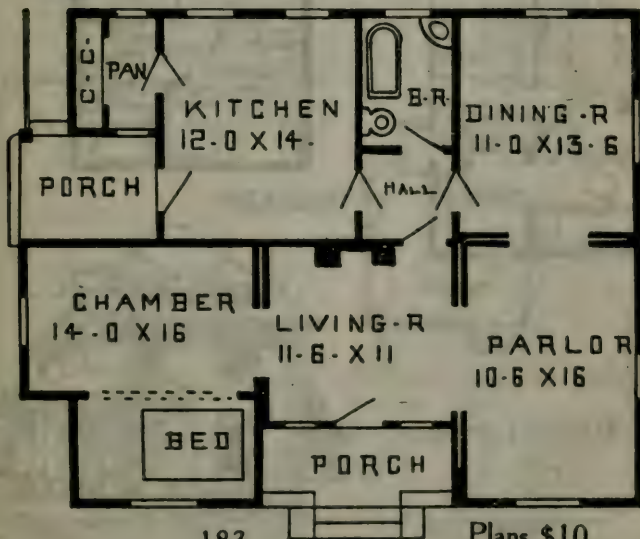
-182-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LOVERDALE COTTAGE.—Design 7040-N; in frame, \$1,098 to \$1,298; plans, \$10; story height, 10 ft.; a large stove in living-room would heat the other rooms; attractive and simple gable design; inexpensive construction.



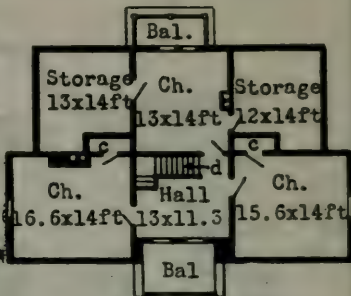
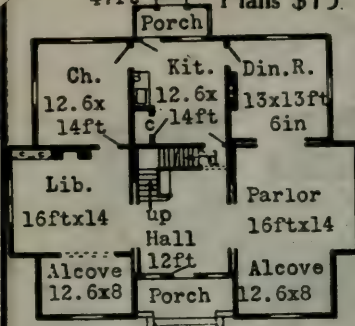
183

Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

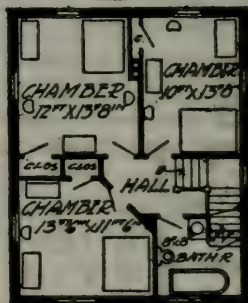
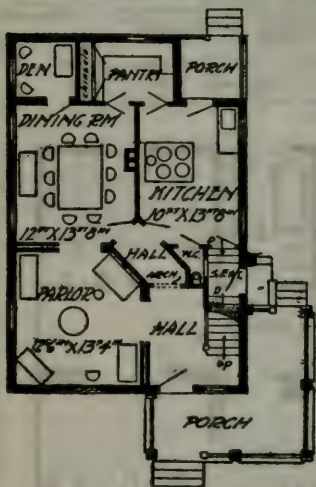
ARTISTIC HOMES

47ft - Plans \$15.



See page 183.

Cloverdale No. 2 design 5184, story heights 10 ft.



Plans \$25.

RADNOR RESIDENCE.

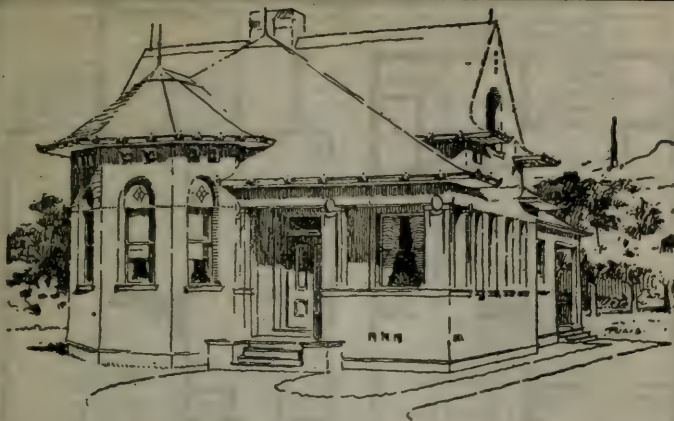
- BRICK -

Design 2372M;

-184-



ARTISTIC HOMES



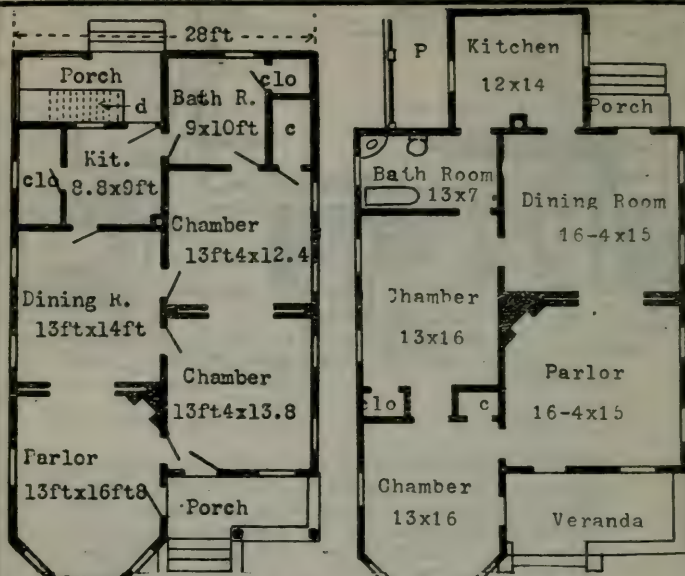
CYNTHIANA COTTAGE.—Design 81-O; cost \$692 to \$749; plans, \$10. Also modified plan No 2, Banker design, with 9x9 ft kitchen back of rear chamber, with pantry, with fire-place to front chamber only, with present back chamber used as 13x14 ft dining-room, with present parlor and dining-room used as chambers, with extra 9x10 ft. chamber back of this, with large closets in two back chambers; plans, \$10. Also modified plan No. 3, Boucher design, same as No. 2, except it has rear stairs and bath in place of rear chamber, with 9x12 ft. kitchen; also (Raben) Cynthia No. 4, with 7x12 bath in place of pantry, with fire-place omitted in rear chamber and dining-room, with door and stoop to dining-room. See page 65.

Plans \$10.

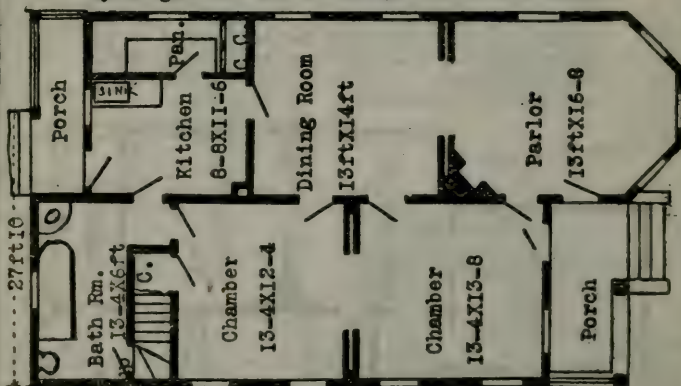


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Cynthia No. 2 design 5186-A. See page 185.
Story heights 10 ft. Plans \$10.



Cynthia No. 3 design 5186-B. See page 185.
Story heights 10 ft. Plans \$10. -186-

ARTISTIC HOMES

Albany, Mo.
Mr. Herbert C. Chivers, St. Louis, Mo.

Dear Sir: I have neglected to write until now, but will say that my house gives me entire satisfaction. It is just what I wanted. It is roomy, well lighted and ventilated. It is admired by everybody for its inside comfort. Your plans were a success and were followed in every particular.

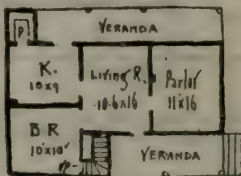
Yours truly,

G. F. PERRY.



Plans \$5.

ALBERT LEA COTTAGE.—Design 2213-O; in frame. \$380 to \$450; plans, \$5; width, 21 ft. 6 in. by 44 ft.; story heights, 10 ft. Special features: Large living room, pantry and closets; convenient stairs; very economical to build.



CHEAP COTTAGES.—Plans \$5 each.

Plans \$5.

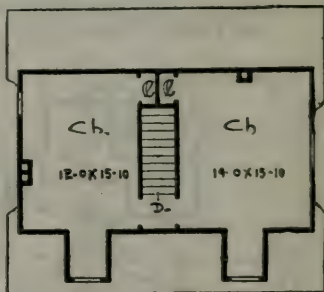
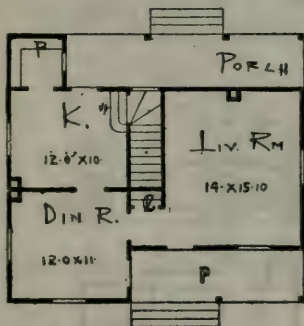
-187-

ARTISTIC HOMES



CLAREMONT COTTAGE.—Design 1971; in frame, \$575 to \$680; plans, \$5.; width, 31 ft. x 22 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in.. Special features; large living room. See page 65.

Plans \$5.



The plans which you drew for my house have not yet been used, owing to lateness of season, but builders state that plans are finely executed.

L. GALLAGHER, Allegheny, Pa

My summer house will cost a little more than I expected to put into it, but I am so well pleased with the arrangement, that I have decided to make no changes.

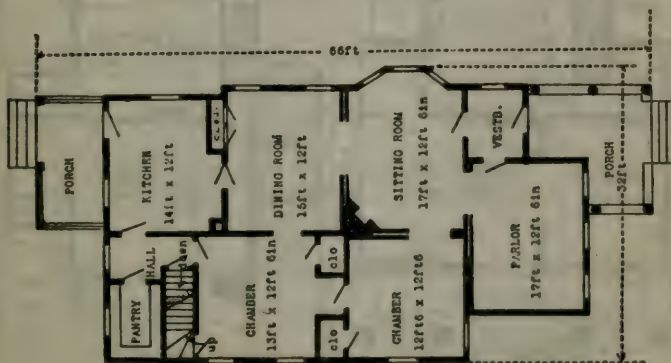
A. LOEB, Philadelphia, Pa.

-188-

ARTISTIC HOMES



NAPLES COTTAGE.—Design 1782-N; cost in frame, \$1,592 to \$1,780; plans, \$10. Plain, neat exterior; large parlor; compact arrangement.



-189-

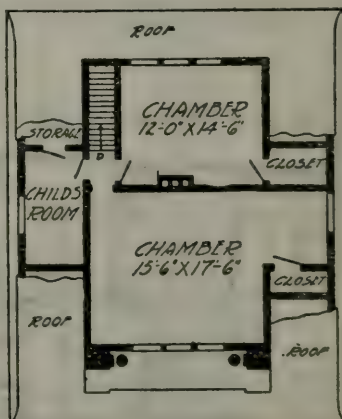
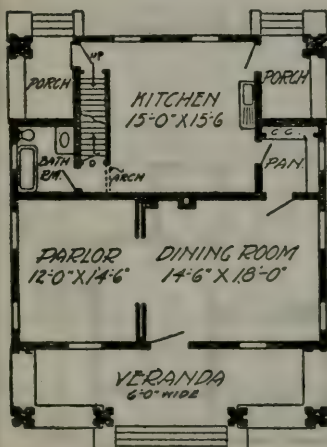
Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LAVADA COTTAGE.—Design 82M; cost, \$590 to \$698; story heights, 9 ft and 8 ft. Plans, \$10. See page 65.



-190-

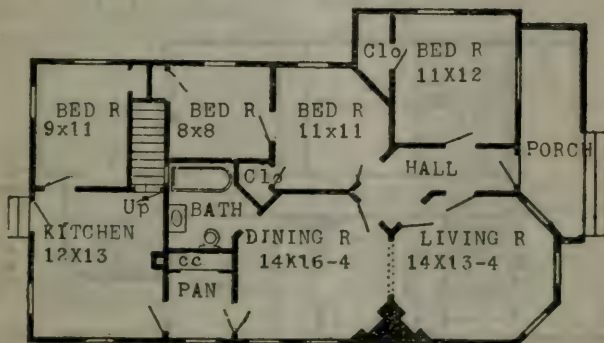
Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



RACINE COTTAGE.—Design 1764-O; in frame, \$789 to \$998; plans, \$10; width over all, 26 ft. 2 in.; story heights, 10 ft. Special features: Compact plan, attractive tower-like bay, bath-room ventilated through slat window to attic stairs and lighted by ceiling panel of ground glass. See page 65.



The plans you sent were correct in every respect and the work on them something to be admired.

IRA LAUT, Wenona, Ill.

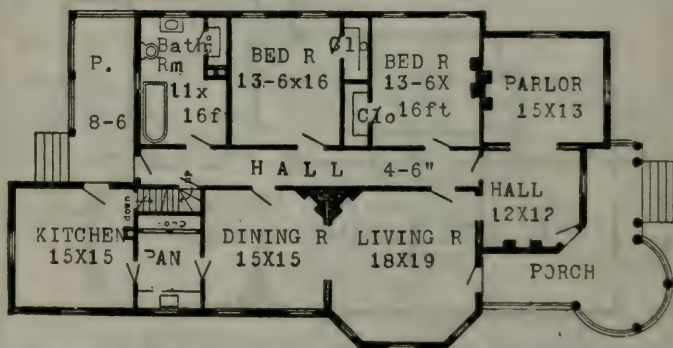
-191-

Plans \$10.

ARTISTIC HOMES



ADKIN COTTAGE.—Design 2399-N; cost in brick with 9-inch wall, \$2,580 to \$3,000; plans, \$ 15. Special features: Attractive porch; large sitting-room; well-ventilated kitchen; large bathroom; very suitable as a corner-lot design; circular portion of porch works-up attractively in design.



Plans \$15.

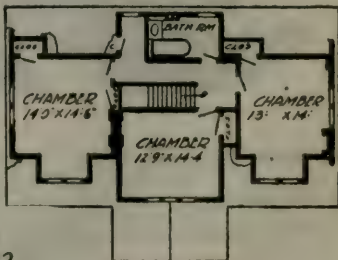
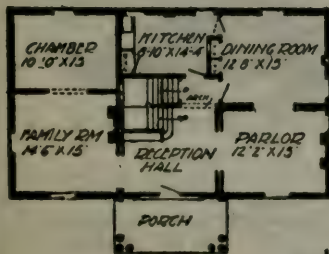
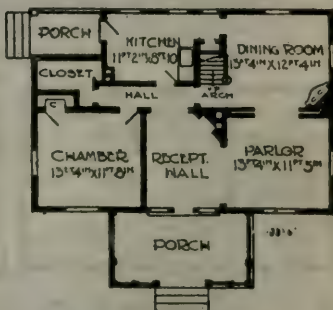
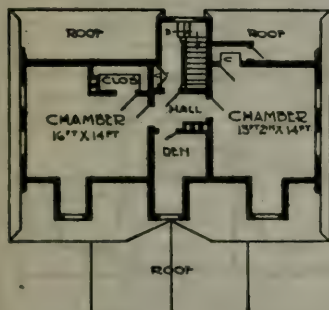
-192-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ITASCA RESIDENCE.—Design 2255-O; cost in frame \$1,492 to \$1,580; plans \$10. See page 65.



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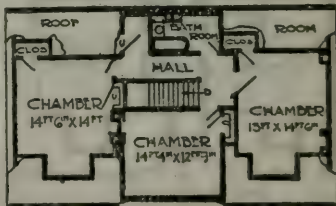
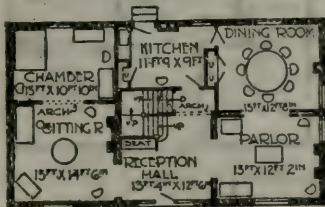
ITASCA RESIDENCE No. 2.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ALGONA RESIDENCE.—Design 100,040-0; width, 47 ft.; cost, in brick, \$2,340 to \$2,498; plans, \$15; story heights, 1st 10 ft. 6 in., 2d 9 ft. cut down to 5 ft. See page 65.



HERBERT C. CHIVERS, ESQ.,
ST. LOUIS, MO.

DEAR SIR:—

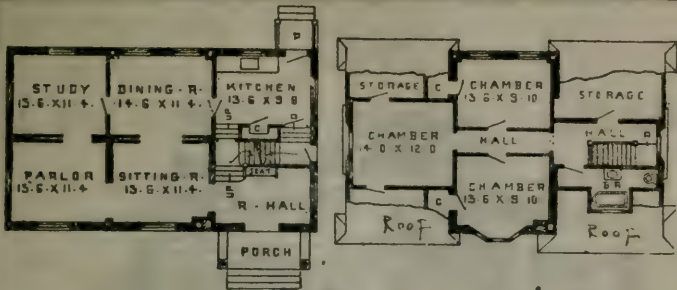
PLANS MADE BY YOU HAVE PROVED SATISFACTORY. THE DESIGN OF THE HOUSE IS NEAT IN APPEARANCE AND COST. I AM WELL PLEASED.

YOURS TRULY,

-194- *Wm. Bohman*

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



DWIGHT RESIDENCE.—Design 9742-O; \$422 to \$527; plans, \$7.50; width over all, 16 ft.; story heights, 9 ft. cut down to 5 ft. walls. Special features: Stained shingle



Junction City, Mo.

10/13/

H. C. Chivers,
St. Louis, Mo.

Dear Sir:—

The plans and specifications furnished me by you about a year ago were satisfactory in every respect and I take pleasure in stating to you that I am well pleased with the house in every detail.

Yours respectfully,

H. E. Tyler.

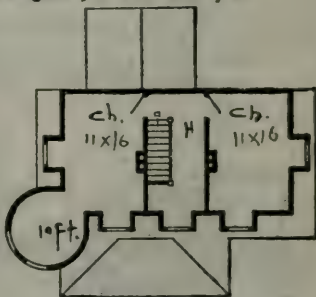
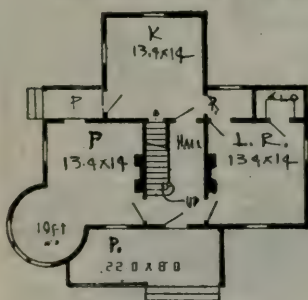
-195-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



CHATTANOOGA RESIDENCE.—Design 1869 M; in frame, \$960 to \$1090; plans, \$10; width, 36 ft. 2 in. by 29 ft. 6 in.; width over all. 40 ft.; story heights, 9 ft. 6 in. and 9 ft.



OSO. W. BARKER,
Attorney and Counselor at Law,
808 MONADNOCK BLDG.,
CHICAGO, ILL.

June 27th 19

Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:—

My house built from your plans is the envy and admiration of the whole village and redounded greatly to the credit of the architect.

Respectfully,

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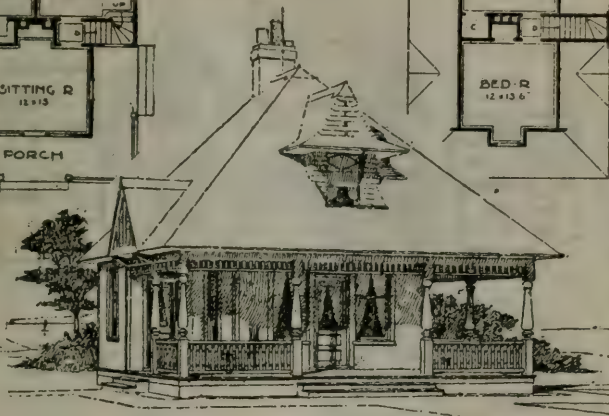
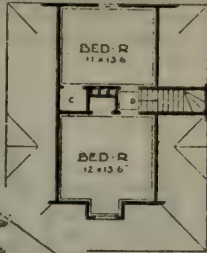
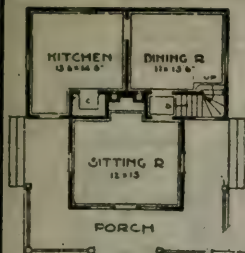
Geo. W. Barker

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

DAYTON COTTAGE.—

Design 1638-O;



JAS. E. McFARLAND, President

W. S. MCGUNNEOLE, Cashier

Merchants National Bank, Meadville
No. 871

Meadville, Pa. Mar. 24, 19

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

The house for which you prepared plans, suits me exactly. I could not be better pleased. I consider distance no barrier when dealing with an architect of your ability, as you seem to know intuitively what pleases one.

Yours very truly,

—197— *W. S. McGunneole*

HERBERT C. CHIVERS CO. ARCHITECTS

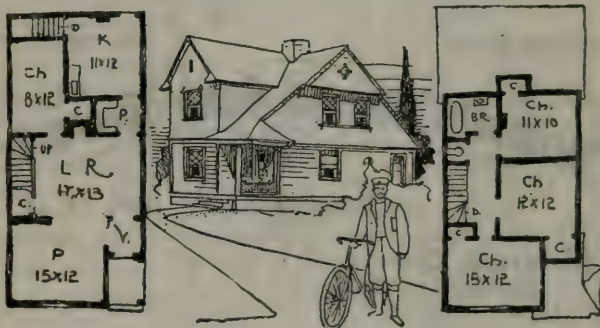
ARTISTIC HOMES

I found much pleasure in looking over your "Artistic Homes."

MRS. C. R. TIDINGS, Ocala, Fla.



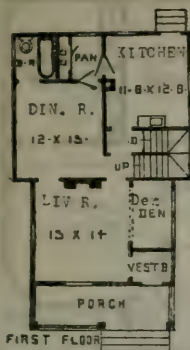
JAMAICA RESIDENCE.—Design 1599-O; in frame, \$1,285 to \$1490; plans, \$10; width, 27 x 39 ft.; story heights, 9 ft. 6 in. and 9 ft.; special features; bath room on first floor. See page 65.



CALLATIN RESIDENCE.—Design 1530-O; in frame, \$1,190 to \$1260; in 9 in. brick, \$1399 to \$1480; plans, \$10 in frame or brick; width over all, 20 ft. 6 in.; story heights, 9.6 and 9 ft.; special features; large living-room, with fire-place; chamber convenient to living-room; a very picturesque house when built; modifications; Can furnish plans, with cellar entrance at grade, connecting with the regular cellar stairs by a swinging door. See page 65.

ARTISTIC HOMES

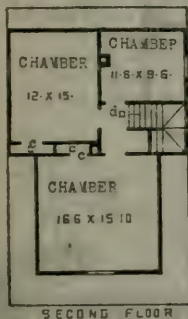
Plans \$25.



Plans \$15.



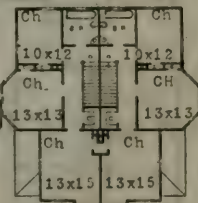
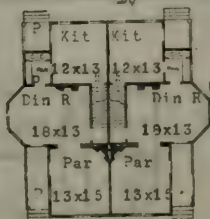
MYRA-



BLOSSOM HILL COTTAGE



Plans \$15.



MYRA COTTAGE.—Design 4620M;

- 199 - STOLA RESIDENCE.—Design 8080M;

HERBERT C. CHIVERS CO. ARCHITECTS

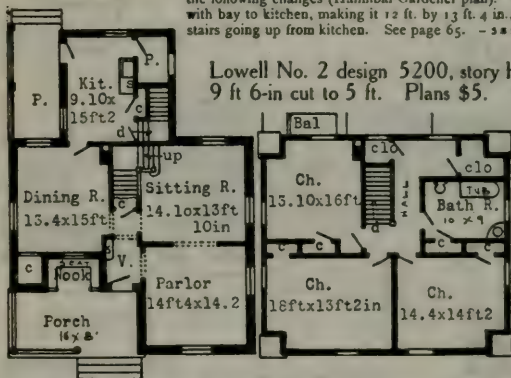
ARTISTIC HOMES



PAINESVILLE COTTAGE.—Design 906-O; in frame, \$300 to \$400; plans, \$5; width 21 ft. 4 in. by 29 ft. 4 in.; width over all, 23 ft.; story heights, 9 ft. 6 in. and 8 ft. (with 6 ft. side walls). Special features: A very neat exterior. Have \$5 stock plans with

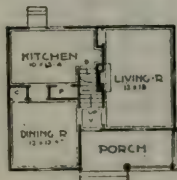
LOWELL COTTAGE.—Design 1650-O; in frame, \$582 to \$692; post foundation; plans, \$5; width 30 ft. by 25 ft. 10 in.; story heights, 10 ft. and 9 ft. 6 in.; (cut down to 5 ft. 6 in. at corners of roof.) Special features: Plain, neat exterior. Modifications:

the following changes (Hannibal Gardener plan): With closet to living room, with bay to kitchen, making it 12 ft. by 13 ft. 4 in., with two rooms above and stairs going up from kitchen. See page 65. —SEE DESIGN 82 BELOW.

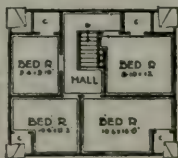


Lowell No. 2 design 5200, story heights 10-ft and 9 ft 6-in cut to 5 ft. Plans \$5.

Plans \$5.



FIRST STORY

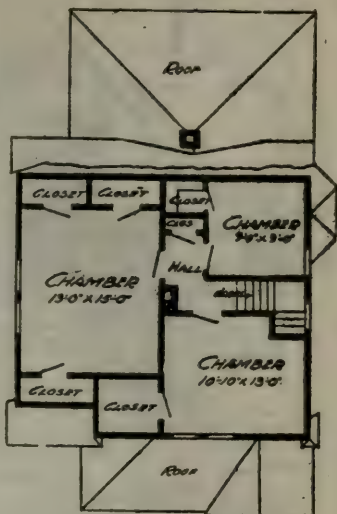
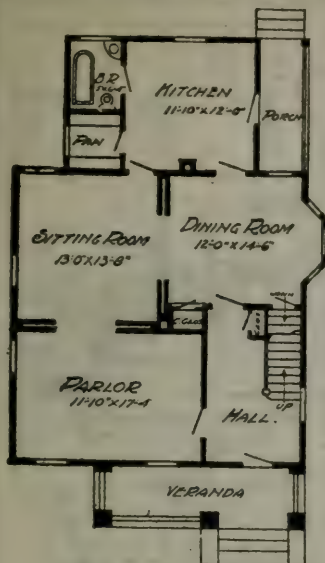


SECOND STORY



Lowell No. 1 design 5200. —200—

ARTISTIC HOMES



SHELLMOUND RESIDENCE. — Hutton design 19-0;
cost, \$940 to \$1,090; story heights, 9 ft
Plans, \$10. See page 65.

Shellmound No. 2, Shervell design, same as above; with 12 x 12 ft. kitchen; with three rooms above and large attractive bath-room and with light attractive gables and porch.

Shellmound No. 3, Welen design, same as Shellmound, with bay and kitchen porch on opposite side of house; with bath omitted and door out onto porch in its place; with stairs to basement on opposite side and extra kitchen closet.

Lindsborg, Kansas, June 28; 19
Herbert C. Chivers, Architect.
St. Louis, Mo.

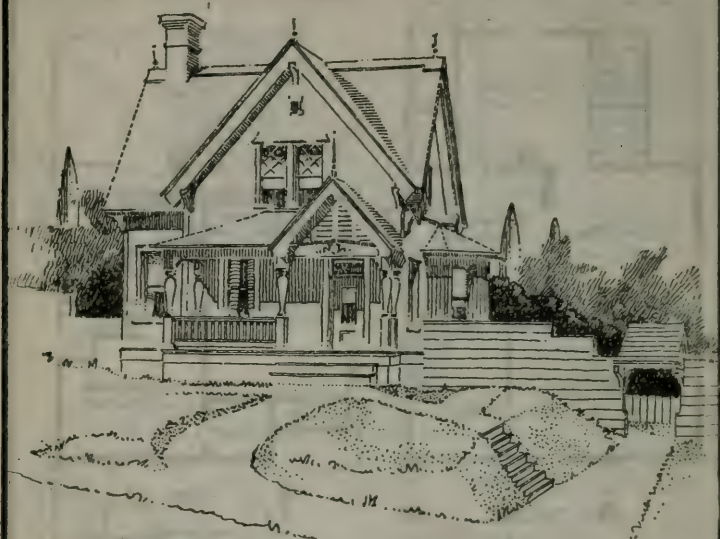
My Dear Sir:—

The plans for my house are all in the contractor's hands. Were very much pleased with them, and will send you snap shot picture of the structure as soon as completed. We are trying to follow your suggestions as closely as possible, and will certainly be glad to speak a good word for you to others who are contemplating to build houses in the near future.

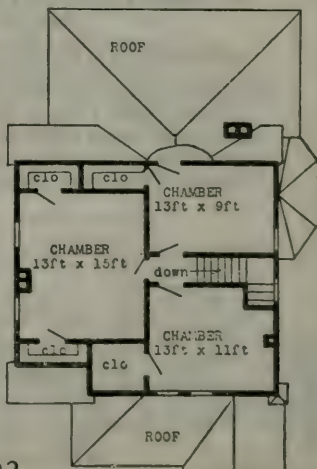
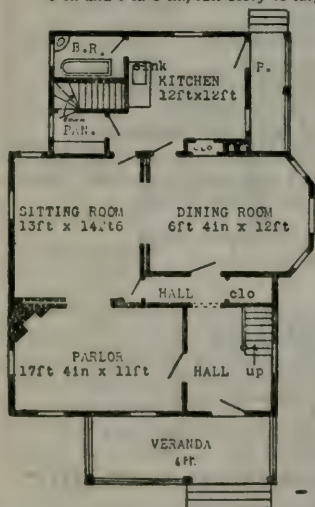
Truly yours,
SAMUEL THORSTENBURG.

— 201 —

ARTISTIC HOMES

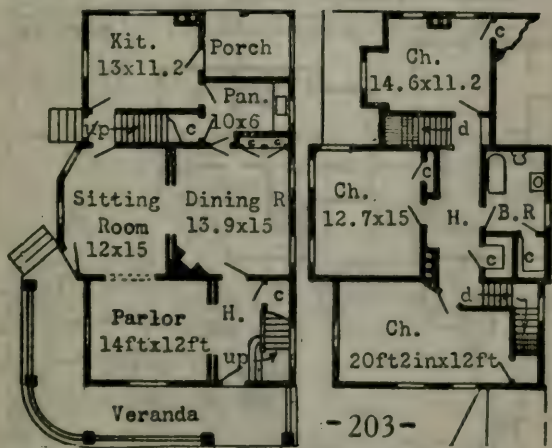
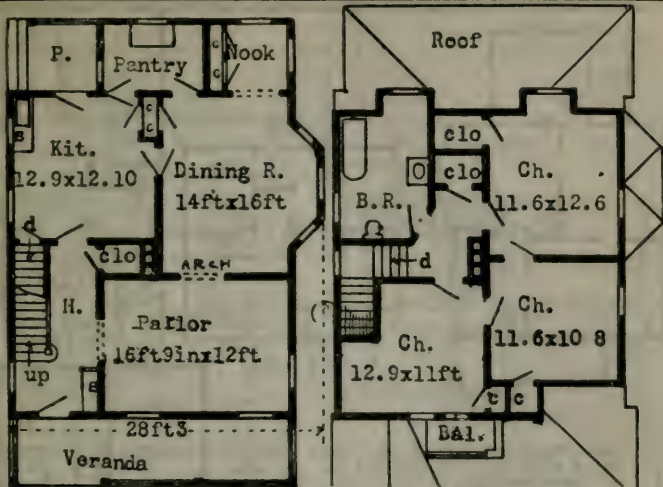


MANISTEE COTTAGE, No. 8.—Cost, \$1,400, plans, \$10; story heights, 9 ft. and 8 ft. 6 in.; full story to large chamber.



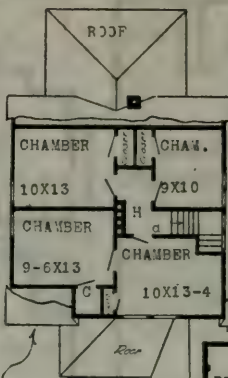
- 202

ARTISTIC HOMES



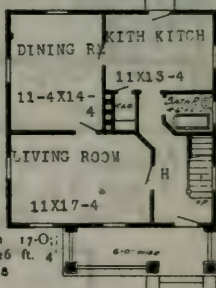
Manistee No. 14 design 5203-B, story heights 9 ft 6. See pages 201-2-4-5-6 and 208. Plans \$10.

ARTISTIC HOMES

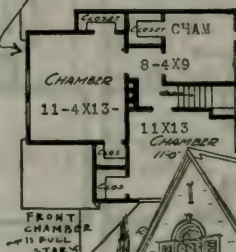
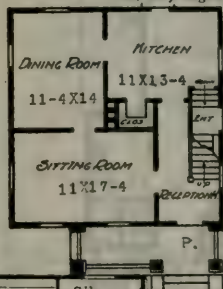


YORKVILLE RESIDENCE.—Tulpin Design 10-U, cost, \$950 to \$1,090; size, 27 ft. 4 in. by 29 ft. 8 in.; story heights 9 ft. and 8 ft. 6 in.; plans, \$8. See Manistee Cottage on page 208

Yorkville No. 2, Southard design, in brick with 9 in. walls; with no bay to sitting-room; with fire-place to dining-room; with bath connecting with kitchen, where marked pantry; with pantry in place of porch, and light gable ends. See page 65.



KINGSLOW RESIDENCE.—Hundhanson design 17-O; cost, \$840 to \$990; plans, \$8; size, 25 ft. 8 in. by 26 ft. 4 in.; story heights, 9 ft. See design on page 202 - 208

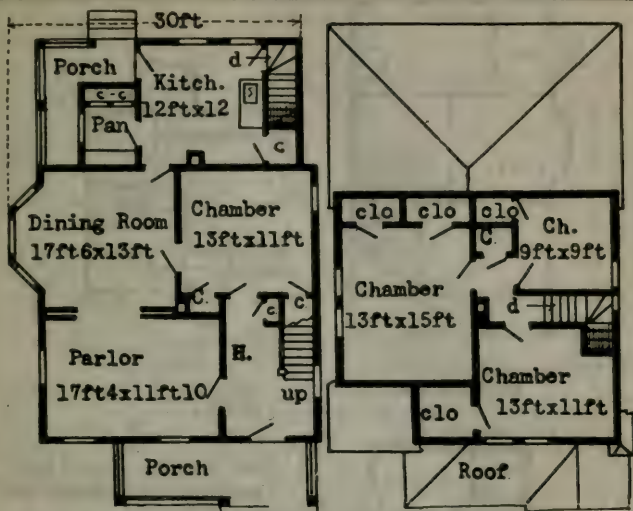


DURLEY COTTAGE.—\$7. See Manistee.

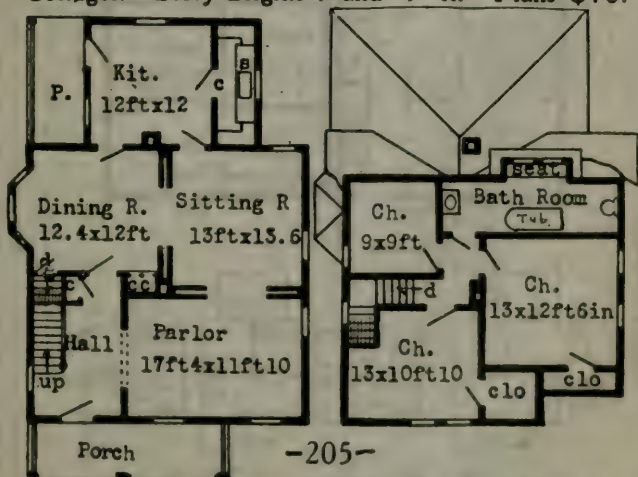


CRUTHERSVILLE COTTAGE.—Design 9673 M; in frame. \$1298 to \$1299; plans, \$10; width, 22 ft. 4 in.; width over all, 25 ft.; story heights, 9 ft. 6 in. and 9 ft. cut down to 6 ft. side walls.

ARTISTIC HOMES



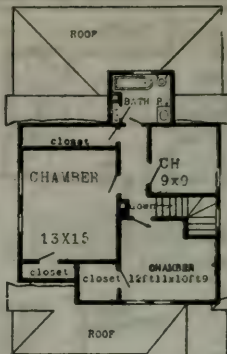
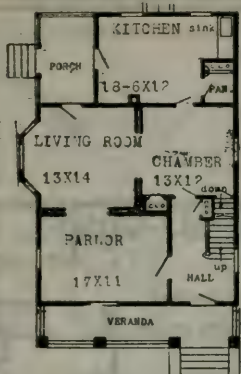
Shellmound No. 3 design 5205-A. See Manistee Cottages. Story heights 9 and 9 ft. Plans \$10.



Shellmound No. 2 design 5205-B. See Manistee Cottages. Story heights 9 ft and 8-ft 6. Plans \$10

ARTISTIC HOMES

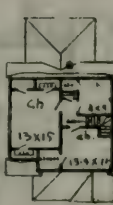
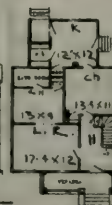
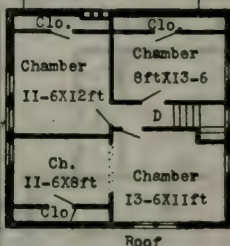
NOTICE Persons using a design once have had value received, and anyone using a design that has been used once, either the original or a copy, is using the architect's property, and it is held by the highest courts that pay can be collected for use of said design, the same as at first, for every time they are used.



MANISTEE COTTAGE No. 9.—Cost \$1,400; plans \$10
See index for other Manistee cottages. See page 65.



Brick Manistee design 5206.
Plans \$10. See Manistee 208.



PLAN No. 10

PLAN No. 11.

MANISTEE DESIGN REVISED.—cost in frame \$51,580
plans \$10 each. See page 65.

The object in presenting this book of designs is to place before you a number of convenient homes, modern in exterior treatment, and moderate in cost, hoping that some of them may meet your long cherished idea of a model home, or at least furnish you some suggestions toward the end of securing that ideal in your plans. We present a great variety of designs and plans, each having received much careful study, and we feel confident you can find just what you want. These designs have all originated in

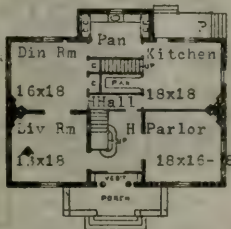
ARTISTIC HOMES



ORDER BLANK FOR STOCK
PLANS
Mr. Herbert C. Chivers, Architect
St. Louis, Mo.
Enclosed please find \$..... for
which send stock plans of Design No.
..... on page No. Name of
House
NAME
STATE
CITY
STREET
DATE

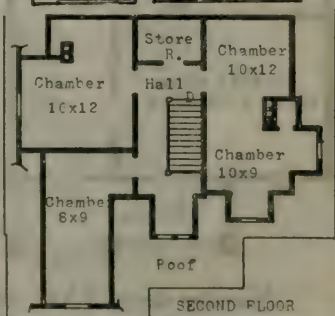
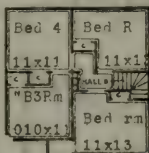
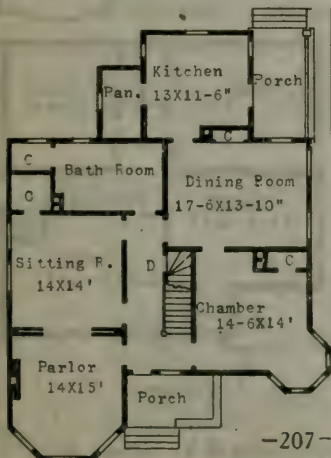
A SUBURBAN HOME.—Design 1031-O; in frame, \$2,500 to \$2,800; in brick, \$3,000 to \$4,000; plans, \$35 brick or frame; with changes, \$35; special features: Attractive combination stairs.

Residences,
Schools,
Churches,
Business Blocks.



Elmonte design 5207, width over all 40 ft, story heights 9 and 8-ft 6 in. Plans \$12.

-MANISTEE-
Continued from page 208



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SECOND FLOOR

HERBERT C. CHIVERS CO. ARCHITECTS

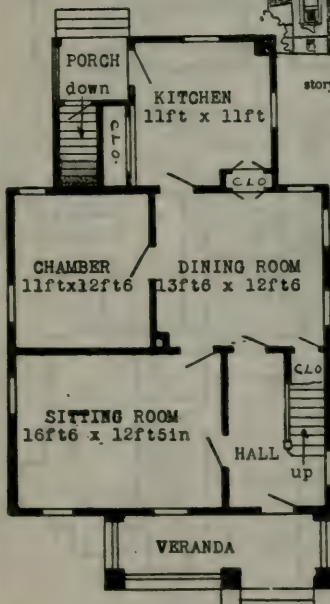
ARTISTIC HOMES



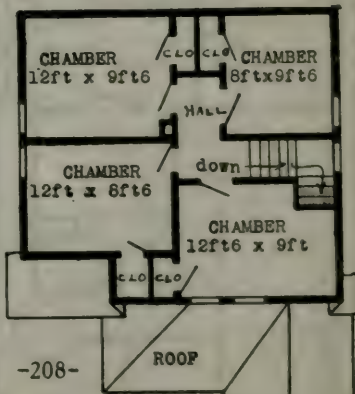
MANISTEE COTTAGE. — Design \$1,190; plans, \$8; width, 25 ft. 8 in. 9 ft., second story cut down to 5 ft.



story heights, 9 ft. and 9 ft.



BEATRICE RESIDENCE.

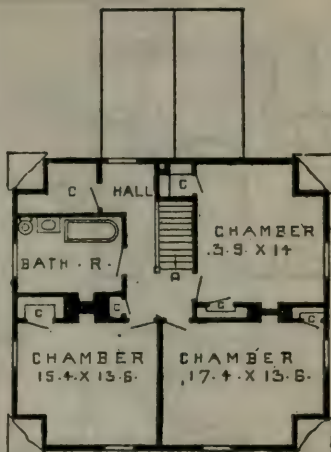
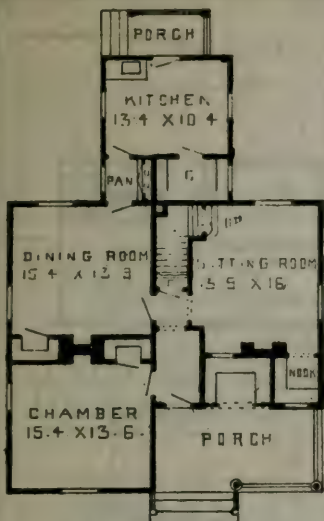


-208-

Manistee design 5208, story heights 9 ft. Plans \$8.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

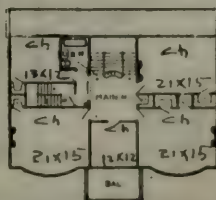


MEMO RESIDENCE. — Design 49-Q; cost, \$1,089 to \$1,198; size, 33 ft. 8 in. by 46 ft.; story heights, 11 ft. Suitable for the south, design similar to Lowell Cottage on page 399. See Winchester des. on page 336. See page 65.

Nemo Res. No. 2, Smith design. (reversed) with 13 in. brick walls to first story, with kitchen, porch on dining-room side; with kitchen stairs to basement.

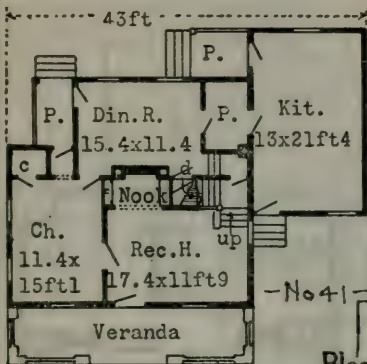
Nemo No. 3, Brand des., same as above, with exterior like Winchester des., with sliding door at dining-room in place of fire place, with porch back of sitting-room and extra 12x9 chamber above. See page 65.

COLONIAL RESIDENCE. — Design 888M; in frame, \$3,590 to \$1,980; plans, \$40. See page 65.

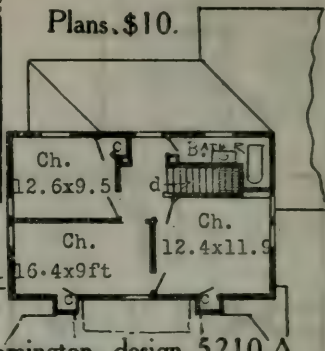


-209-

ARTISTIC HOMES

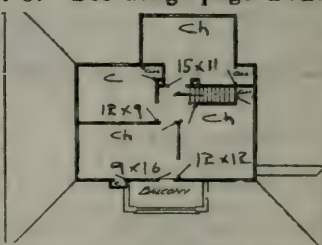
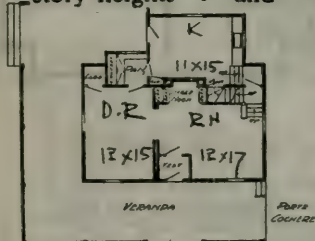


Plans, \$10.

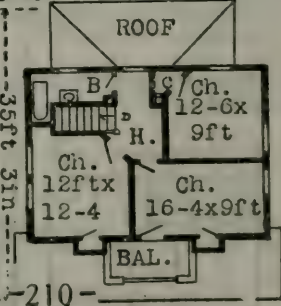
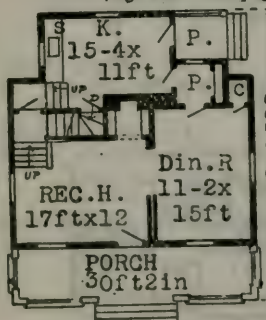


story heights 9 and

Bloomington design 5210-A,
8-ft 6. See design page 212.

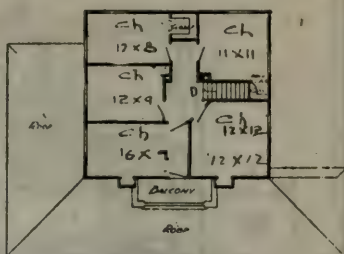
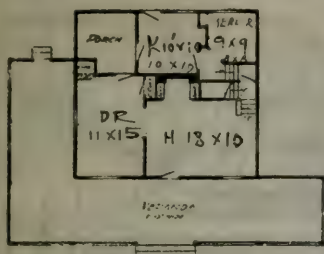


LODI COTTAGE.—Design 42-O; cost, \$990 to \$1,100. Same design as No. 41 (above); plans, \$10. See design on page 212. See page 65.

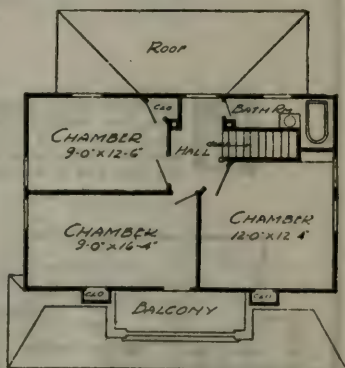
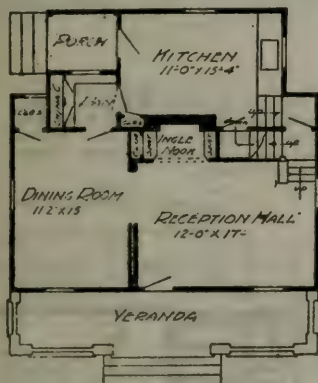


Bloomington design 5210-B. Plans \$10.

ARTISTIC HOMES



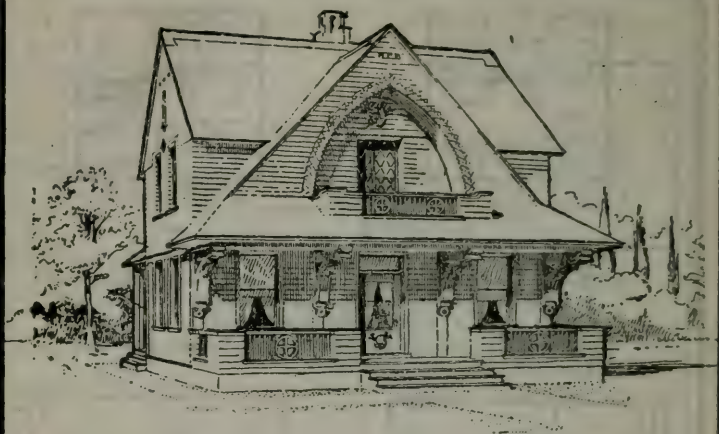
VILLA COTTAGE.—Sparey design 41-O; cost, \$896 to \$995; size, 29 ft. 8 in. by 29 ft.; story heights, 9 ft. and 8 ft. 6 in. in the clear. See general design on page 21 but porch has posts, and veranda is extremely wide; plans, \$10 See page 65.



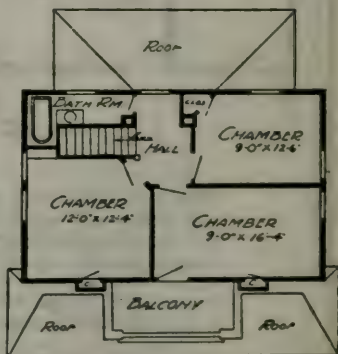
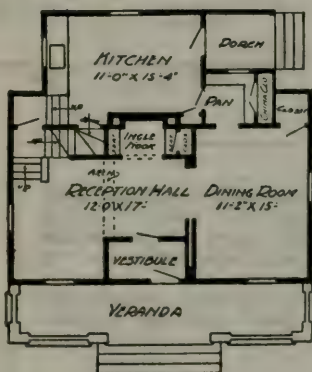
MURRAY COTTAGE.—Design 40-O; cost, \$699 to \$889; story heights, 9 ft. and 8 ft. in the clear; plans, \$7. Also have modified plan No. 4, (Rupe design) with kitchen and dining-room; with 5x5 serving pantry where sink is; and with 13x24 kitchen extension at right hand side. Modification No. 5, Coryell design; the only change being corner fire-place in reception room in place of wide angle-nook fire-place.

Plans were very complete and it will make a fine building when complete.
H. C. McWilliams, Boscobel, Wis

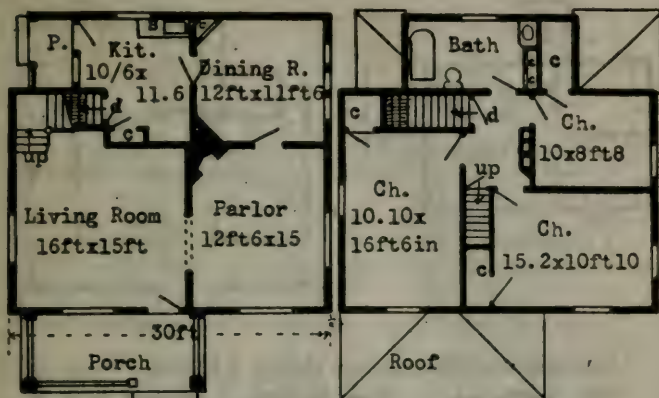
ARTISTIC HOMES



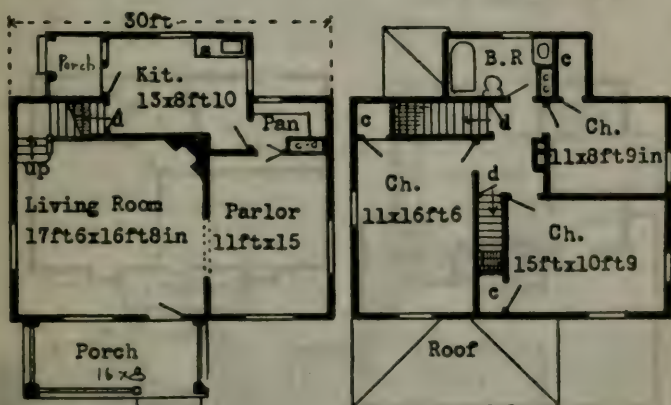
BLOOMINGTON.—Design 1627-N; in frame, \$1,199 to \$1,298; plans, \$10; width, 29 ft. 8 in. by 27 ft.; story heights, 9 ft. and 8 ft. 6 in.; cut down by roof in front and rear to 6 ft. 9 in. Special features: Large living room; unique porch arrangement. I have this plan with several other modifications.



ARTISTIC HOMES



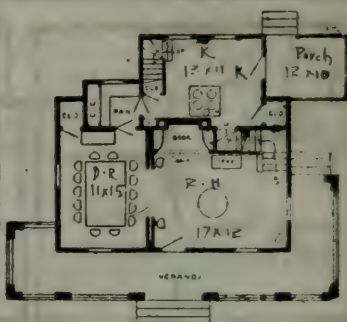
Bloomington design 5213-A, story heights 9 and 9 ft 3. See similar design page 211. Plans \$10.



Bloomington design 5213-B, story heights 9 and 9 ft 3. See page 212. Plans \$10.

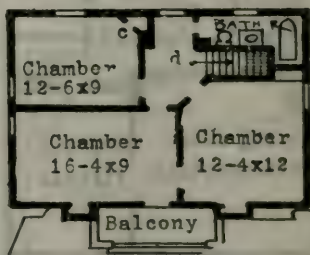
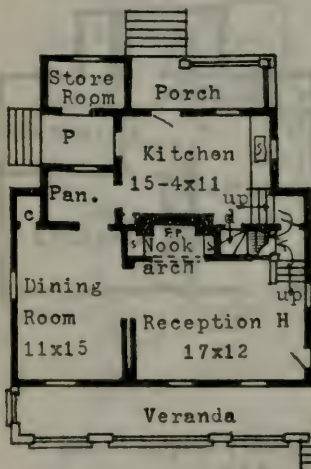
-213-

ARTISTIC HOMES



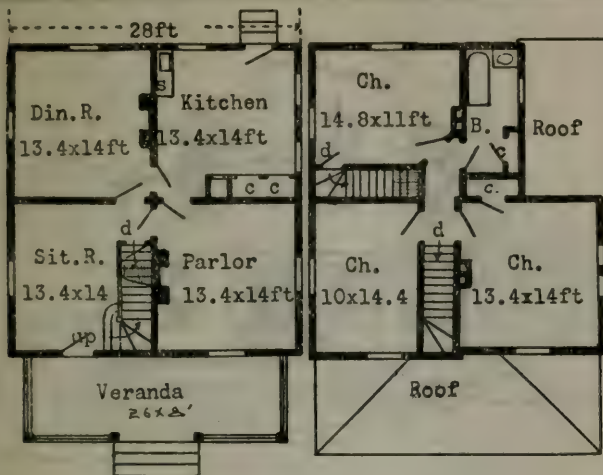
Hagerstown-Bloomington design 5214-A. See design page 212. Story heights 9 ft and 8 ft 6. Plans \$10.

Bloomington design 5214-B, story heights 9 and 8-ft 6. Plans \$10.



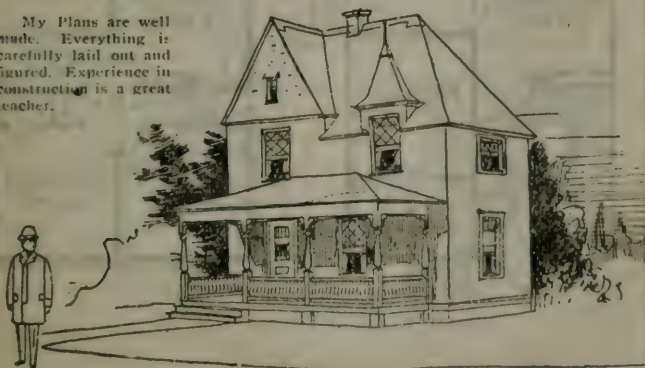
-214-

ARTISTIC HOMES



GALVESTON COTTAGE.—Design 1747-O; in frame, \$590 to \$648; plans, \$10; width 26 ft. 6 in. by 19 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story in large chamber). Special features: Compact plan; wide front; a large appearing building for the money; 6 ft. porch across front. See page 65.

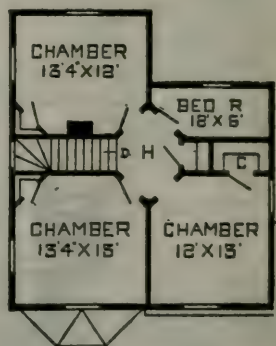
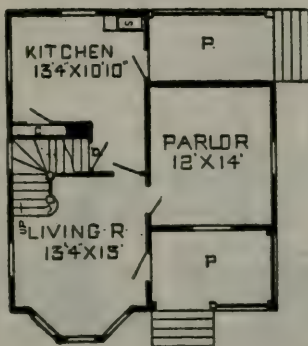
My Plans are well made. Everything is carefully laid out and figured. Experience in construction is a great teacher.



ARTISTIC HOMES



RED OAK COTTAGE.—Design 899M; in frame, \$695 to \$789; plans, \$10; width, 26 ft. 10 in. by 25 ft. 3 in.; story heights, 9 ft. cut down by roof to 5 ft. 6 in. inside walls. See page 65.



ARTISTIC HOMES

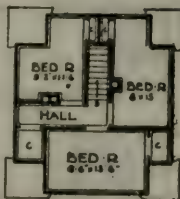


ENGLISH COTTAGE.—Design 1620-O; in frame, \$422 to \$528; plans, \$7; width over all, 23 ft.; story heights, 9 ft. and 8 ft., (cut down by roof to 5 ft.). Special features: Quaint English gable; large dining-room. Modifications: Stairs could go up from living-room; bath-room could be placed in second-story hall. See page 65.

Edgerton O., October 10, 1899.

I like your plans better than any others I have seen.

MISS R. KATE GARDINER, Amsterdam, N. Y.



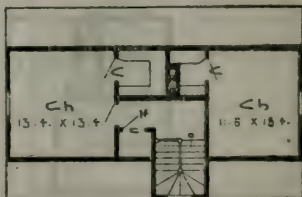
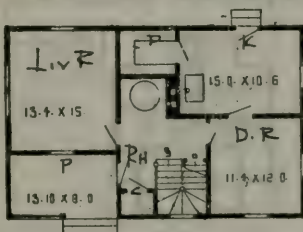
ARTISTIC HOMES



- Books -

Small books of plans have been published heretofore by so-called plan associations, and publishing companies, but nothing has yet been produced by a regular practicing architect on this stupendous scale, and devoted entirely to moderate-cost houses.

BUCKINGHAM COTTAGE.—Design 1954M; in frame, \$690 to \$799; plans, \$10; width, 37 ft. by 24 ft.; story heights, 9 ft. and 9 ft. cut down by roof to 7 ft. Special features: Attractive window at stairs. See page 65.



The plans and specifications you furnished for my cottage at Webster Groves were very satisfactory. I feel well assured that I have the best planned house in St. Louis County.

W. A. WILSON, (Pacific Express Co.), St. Louis.

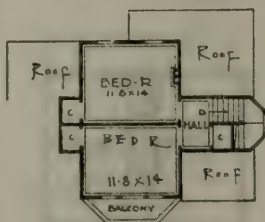
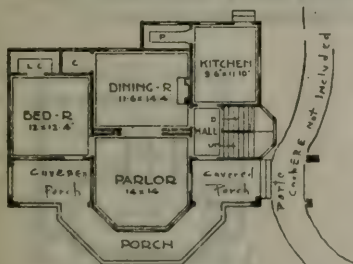
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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BOSTON COTTAGE.—Design 1646-N; in frame, \$1,288 to \$1,410; plans, \$10; width over all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Open terrace in front; unique stained shingle exterior; good skylines; simple to construct.

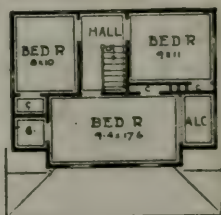
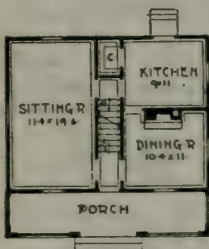


I want to congratulate you on your plans, as they certainly contain many desirable features which commend themselves to the prospective builder.—
J. N. P. Colwell, Stapleton, S. I.

ARTISTIC HOMES



LENDALE COTTAGE.—Design 1626-N; in frame, \$764 to \$890; plans, \$5; width, 27 ft. 4 in. by 20 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Plain, simple, stained shingle exterior; large sitting-room; compact arrangement.



-220-

I have thought frequently that I would write and let you know how well pleased we were with our home, which was built from your plans. The house is as pretty, convenient and comfortable as I could wish. I am indeed, well pleased with your services, and would not think of building again without first seeing you.

MRS. DAVID HAY, Fulton, Ky.

HERBERT C. CHIVERS CO. ARCHITECTS

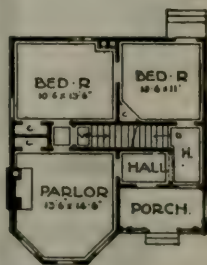
ARTISTIC HOMES



OLD ORCHARD COTTAGE.—Design 1635-N; in frame, \$665 to \$800; plans, \$5; width, 25 ft. by 28 ft. 4 in.; story heights, 9 ft. 6 in.; suitable for a sloping lot. Modifications: Furnace can be put in storeroom. A good hill-side design. SEE PAGE 222.



FIRST STORY



SECOND STORY

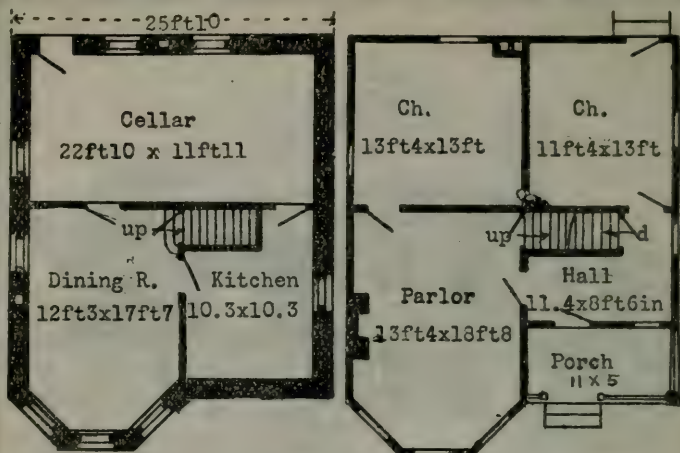
—221—

I have just completed a house from one of your plans. The house in question is neat and tasty and of very satisfactory design.

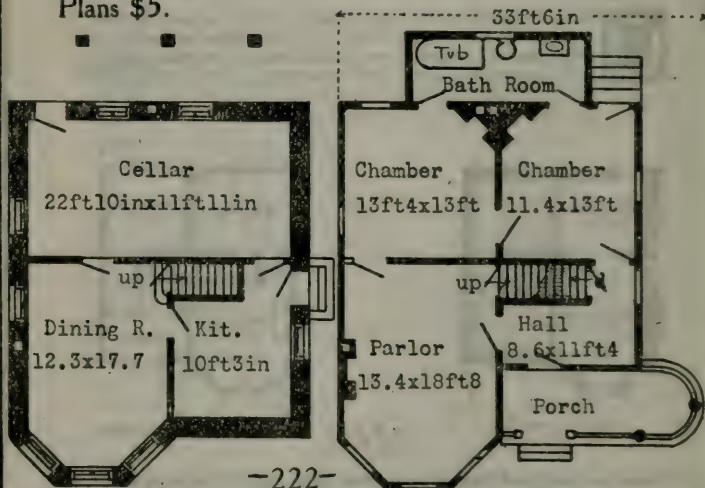
FRANK C. PATTEN, (Manufacturer), Sycamore, Ill.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Old Orchard Cottage No. 2 design 5222-A. See design page 221. Story heights 9 and 8 ft Plans \$5.

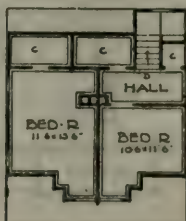


Old Orchard Cottage No. 3 design 5222-B, story heights 9 and 8 ft. See design page 221. Plans \$5.

ARTISTIC HOMES



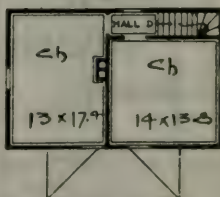
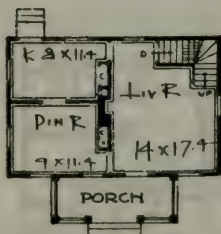
AUKESHAW COTTAGE.—Design 1624-N; cost in frame, \$650 to \$750 plans, \$5. See modified \$5 plans in Conkey's Home Journal (Chicago, 10c.,) for December, Special features: Very compact plan; combination inside and outside cellar stairs.



ARTISTIC HOMES



GENEVA LAKE COTTAGE.—Design 1634-N; in frame, \$775 to \$966; plans, \$5; width, 18 ft. by 26 ft. 4 in.; story heights, 8 ft. 6 in. and 8 ft. Special features: Ornamental gable and porch design. Modifications: Dining-room can be enlarged by building one-story kitchen behind. Geneva Lake No. 2, Smith design, with 14.6x10 ft. dining-room; 14.6x9 ft. 6 in. kitchen; with three rooms above, sizes, 14x16 ft., 10.6x9 ft., and 14.6x9 ft. 4 in., with closets to each room; story heights, 9 ft. cut down to 6 ft. at four corners of building.



—224—

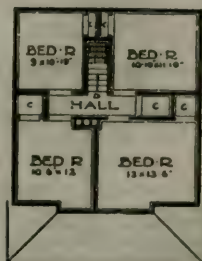
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MAHA COTTAGE.—Design 1626-N; in frame, \$815 to \$900; plans, \$8; width, 24 ft. 6 in. by 28 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft. Special features: Front rooms unobstructed by stairs. Have \$10 stock plans with the following changes named:

Worthen plan, with corner fire place to parlor, with sitting-room 13.4x11 ft., with sliding doors between main rooms, with 14x14 ft. 6 in. kitchen, with bath-room above and 11.4x14 ft. room over kitchen, with closet, also closet in hall.



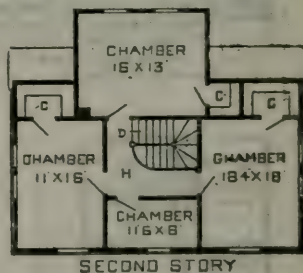
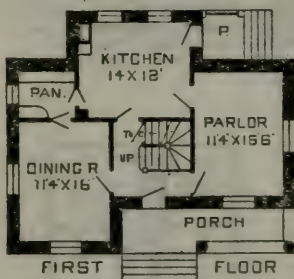
-225-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LEADVILLE COTTAGE.—Design 900 M; in 'frame and stone, \$900 to \$1,000: plans, \$10; story heights, 9 ft. and 3 ft. (cut down to 5 ft. at walls.) Special features: Attractive combination of stained shingles and stone; a plain, neat design, free from unnecessary ornamentation. See page 65.

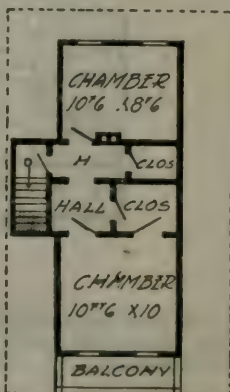
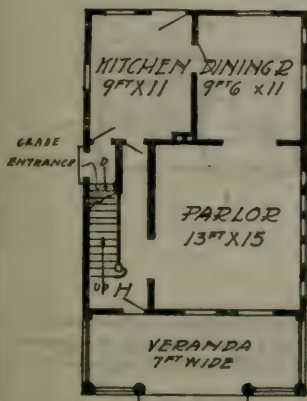


(From a builder).—Your books came to hand Sunday. Would say in reply it was not for myself but for a neighbor. I was telling him it would have paid him better to have procured plans of you showing all details of construction and giving a better idea of how things went together. I am a carpenter myself and know whereof I speak.—Geo. Bennett, Festus, Mo.

ARTISTIC HOMES

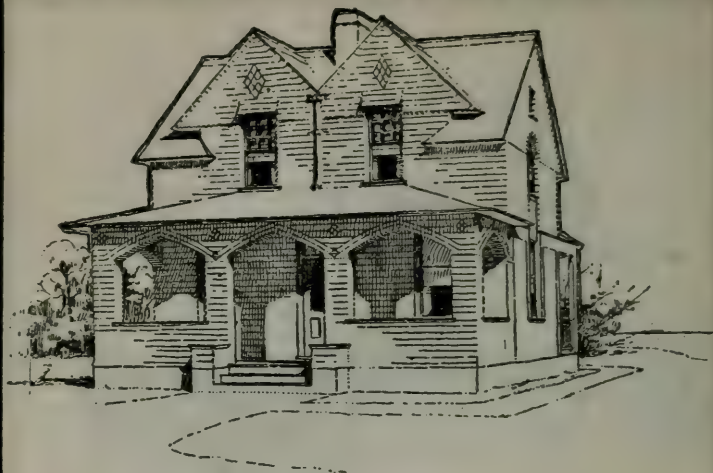


AKWOOD.—Design 2350-N; cost in frame, \$550 to \$650; plans, \$10. Special features: Attractive parlor; combination inside and outside cellar entrance; wide veranda. A good lake or sea-side cottage in stained shingles

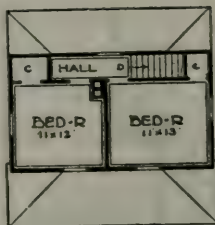


-227-

ARTISTIC HOMES



NEWARK COTTAGE.—Design 1636-N; in frame, \$568 to \$670; plans, \$5; width, 25 ft. 8 in. by 23 ft. 8 in.; story heights, 9 ft. and 8 ft. 6 in., (side walls, 6 ft. 6 in. high). Simple shingle exterior; simple detail work; easy to construct; very little mill work.



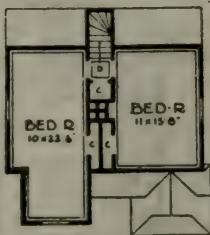
We not only have a handsome house, but a very convenient and practical floor plan. You saved me the price of plans many times over in the novel arrangement of floor plans alone.

LUTHER ARMSTRONG, Champaign, Ill.

ARTISTIC HOMES



CINCINNATI COTTAGE.—Design 1620-N; in frame, \$644 to \$790; plans, \$5; width, 25 ft. 8 in. by 28 ft.; story heights, 9 ft. and 8 ft. 6 in. Special features: Unique porch and gable ends; economical flue connections. Modifications: Inside stairs to cellar can go down below rear stairs.

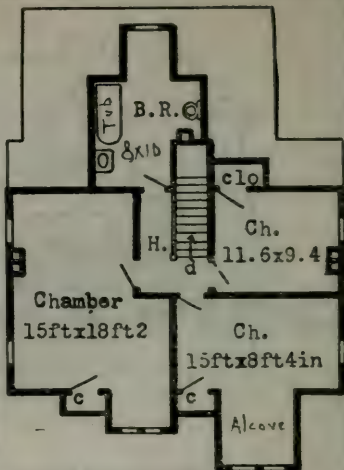
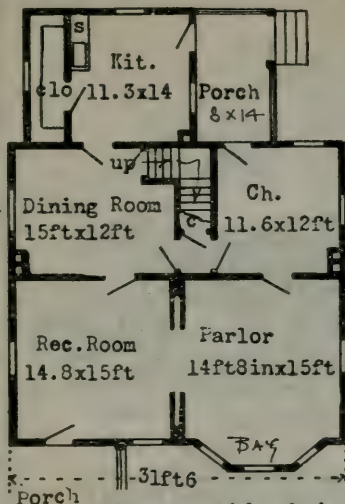


The secret of the Reality and the Power of Art lies in the fact that it is the culmination and summing up of the processes of observation, experience, and feeling: it is the deposit of whatever is richest and most enduring in the life of a Man or a Race.—Mabius

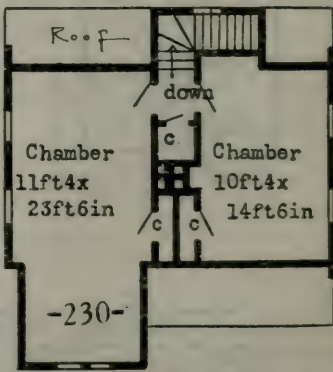
+229-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Cincinnati No. 2 design 5230-A. See design page 229. Story heights 9 and 8 ft. Plans \$5.

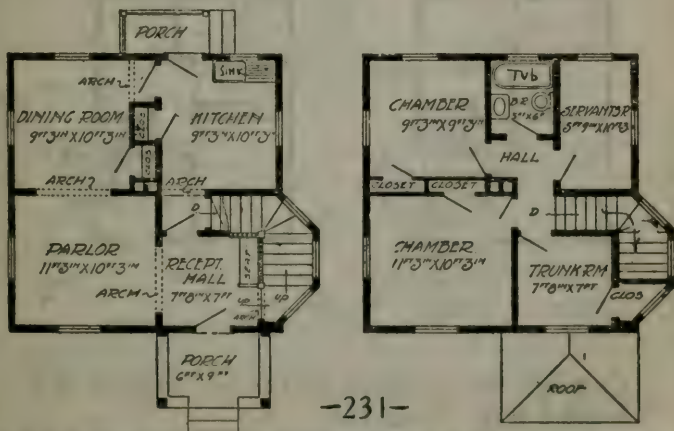


Cincinnati No. 3 design 5230. See design page 229, story heights 9 and 8 ft. Plans \$5.

ARTISTIC HOMES

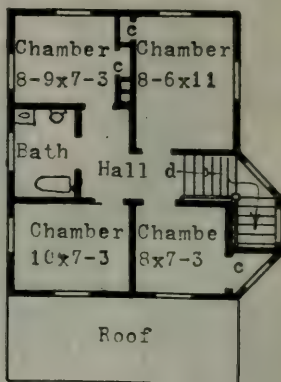


KANKAKEE COTTAGE.—Design 2361-M; plans \$10; cost \$650. See page 65.



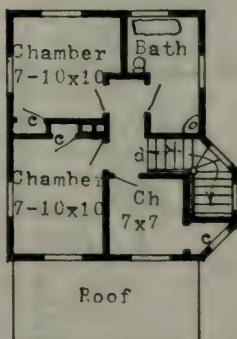
ARTISTIC HOMES

See design on page 231.



Kankakee No. 3 design 5232-B, story heights 9 ft and 8 ft 6. Plans \$5.

See design page 231.

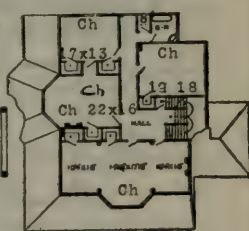
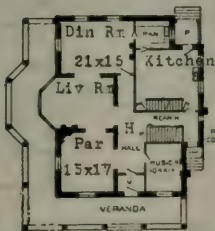
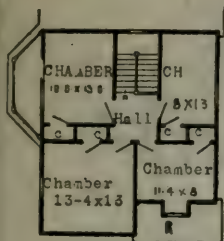


-232-

Kankakee No. 2 design 5232. story heights 9 ft. 6 and 8 ft 6. Plans \$5.

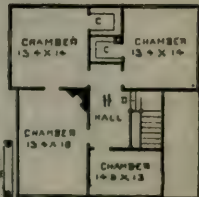
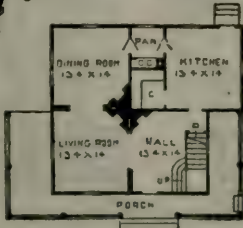
ARTISTIC HOMES

Plans \$20.



SOUTH SIDE RESIDENCE.—Design 869M.

Plans \$50



WEST POINT RESIDENCE.—Design 1861M.



Sketch.

PERU RESIDENCE.—Design 1055M.

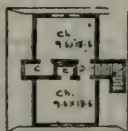
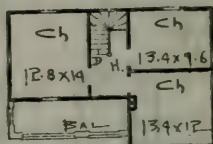
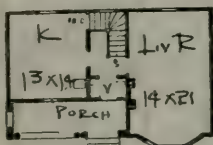
-233-

Plans \$10.

ARTISTIC HOMES



ALLENDALE COTTAGE.—Design 5091M; in frame, \$550 to \$650; plans, \$5; width, 34 ft. by 22 ft. See page 65.



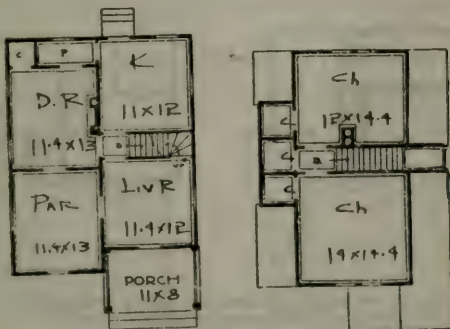
-234-

ADEN COTTAGE.—Design 4200M; in frame, \$350 to \$450; plans, \$5; width, 27 ft. 4 in. by 23 ft. 8 in.; story heights, 9 ft. 8 in. and 8 ft., (side walls cut down to 6 ft.) See page 65.

ARTISTIC HOMES

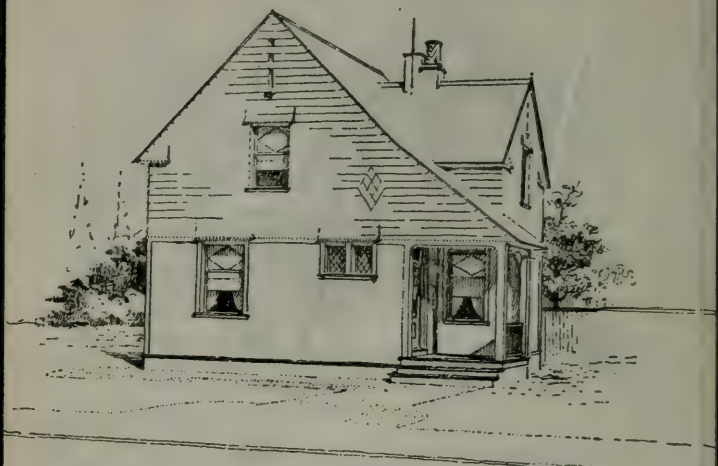


FOND DU LAC COTTAGE.—Design 1637-O; in frame, \$640 to \$770; plans, \$5. Modifications: Bath-room could be placed in rear of sitting-room, using dining-room as a bed room with kitchen as dining-room and with one-story kitchen. See page 65.



-235-

ARTISTIC HOMES

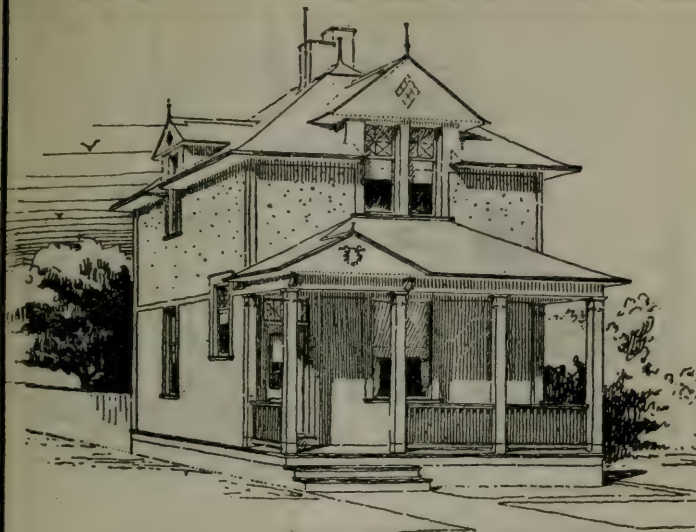


LAKE GEORGE COTTAGE.--Design 1630-N; in frame, \$499 to \$546; plans, \$5; width, 25 ft. 4 in. by 20 ft. 6 in.; width over all, 28 ft.; story heights, 9 ft. 6 in. and 8 ft.; side walls cut down to 5 ft. Special features: Neat exterior, attractive window to hall.

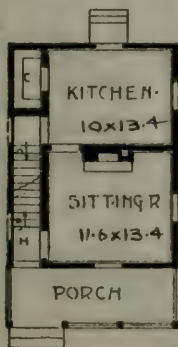


Art is one of the two organs of human progress. By words man interchanges thoughts; by the forms of art he interchanges feelings; and this with all men, not only of the present time but also of the past and of the future.--Tolstoy

ARTISTIC HOMES



OSHKOSH COTTAGE.—Design 1625-O; in frame, \$375 to \$475; plans, \$5; width, 17 ft. 6 in. by 22 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft. Special features: Compact plan. Have \$5 stock-plans with the following changes, named (Oshkosh No. 2.) with gable ends. full story and 18 ft. 4 in. by 24 ft. in size. A very attractive exterior. See page 65. 240

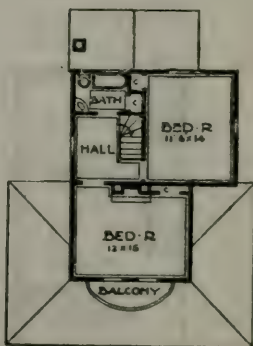
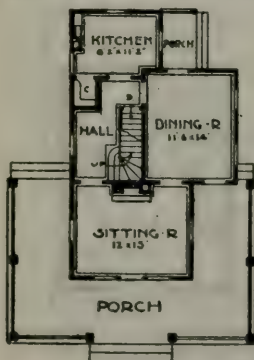


237-

ARTISTIC HOMES



GREEN PARK COTTAGE.—Design 1633-O; in frame, \$744 to \$899; plans, \$8; width, 22 ft. by 34 ft.; width over all, 30 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Wide open veranda on three sides of house, balcony in front. Modifications: Stairs could go up from kitchen or dining-room; the rear porch space used as pantry; the hall space enlarged by bay. See page 65.

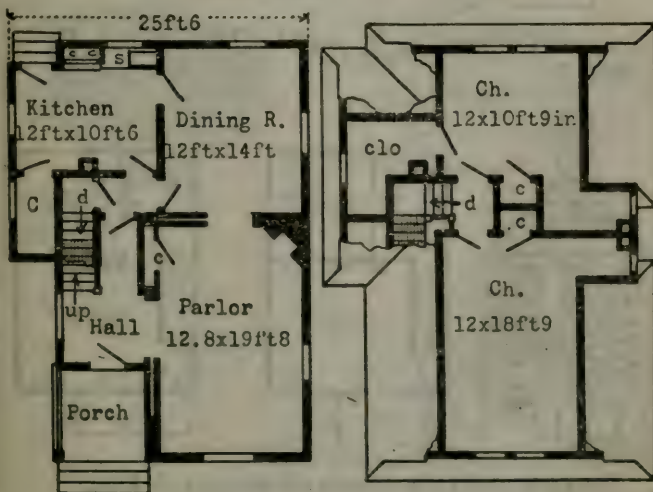


-238-

ARTISTIC HOMES

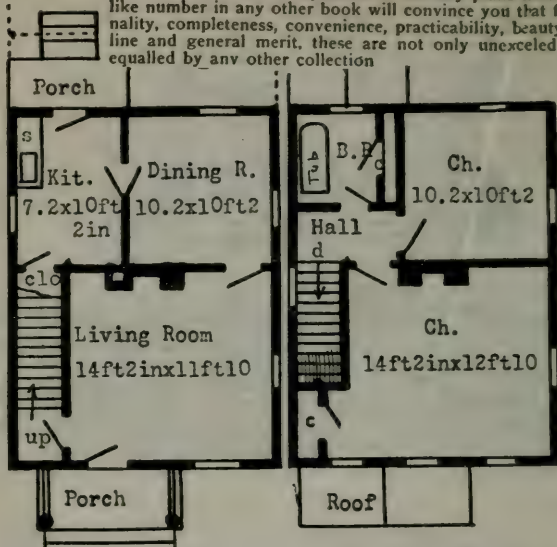


ROBROY COTTAGE.—Design 1966 M; in frame. \$561 to \$690; plans, \$10; width 25 ft. 6 in. x 34 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft. (cut down to 4 ft. at sides.) Special features. Water closet and basin on first floor. See page 65.

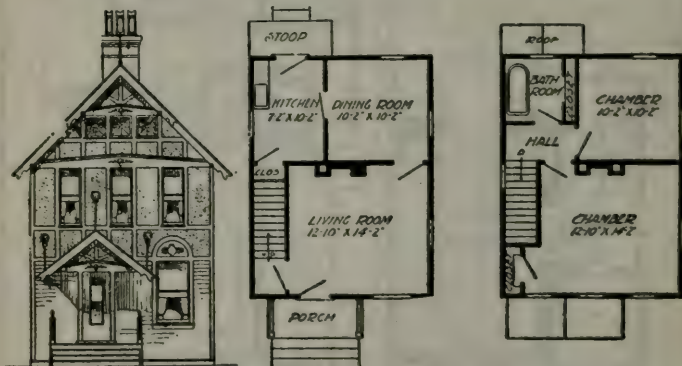


ARTISTIC HOMES

A careful comparison of the fifty plans herein with a like number in any other book will convince you that for originality, completeness, convenience, practicability, beauty of outline and general merit, these are not only unexcelled but unequalled by any other collection



Oshkosh Cottage No. 3, story heights 9 ft and 8 ft.
Plans \$5.

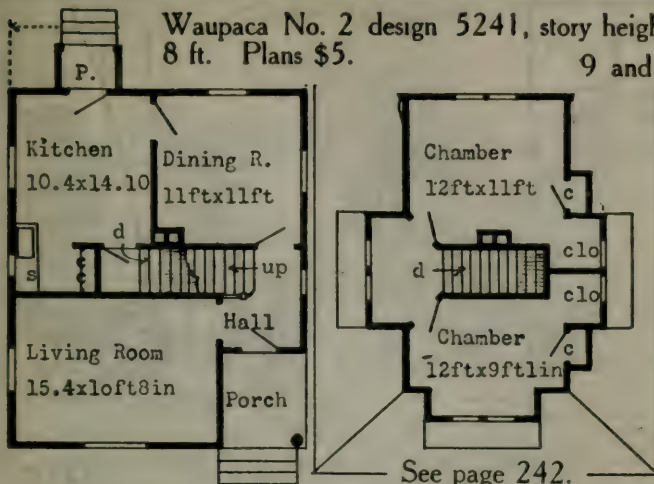


OSHKOSH COTTAGE.—Design 2-0; cost, \$650 to \$750; plans, \$5. A very compact house. See page 65. AND 237

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ARTISTIC HOMES

Waupaca No. 2 design 5241, story heights
8 ft. Plans \$5. 9 and



W. A. BLACK, President
W. C. KRAUSE, Vice-President

C. HIRSCHMANN, Cashier

3370
The First National Bank
of West Point, Nebraska

Capital \$50,000
West Point, Neb. April 6, 1910

Herbert C. Chivers, Architect

St. Louis, Mo.

Dear Sir,

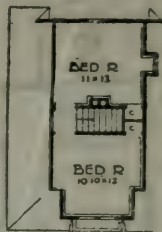
Replying to your favor of 4th inst.
I would say that the plans I obtained
from you were very satisfactory.

Very Truly

-241- C. Hirschmann,

ARTISTIC HOMES

WAUPACA COTTAGE.-



For Waupaca design No. 2 see page 241.

3772.

The Ohio National Bank

J.C. THOMPSON, President
D. F. EWING, Vice President.
L. M. KIBBY, Cashier
C. H. EAST, Asst. Cashier

Lima, O.

June 30th 1909.

Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir;

Your postal to hand some days since. The plans I received from you were all right and satisfactory and makes a very neat and pretty house. The house was built on my farm some ways in the country. When I think of it, will take Kodak with me and take some pictures of the house. It presents a very pretty exterior.

Yours etc.,

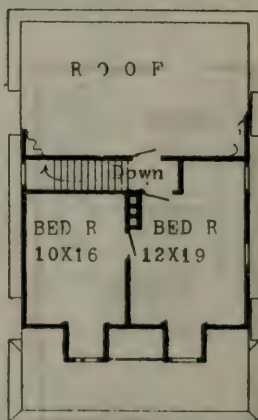
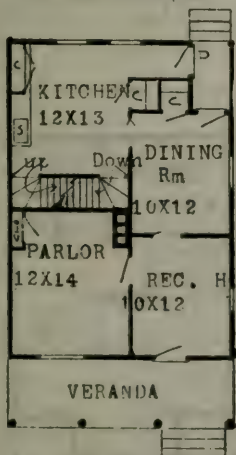
J. C. Thompson

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ARTISTIC HOMES



BURTVILLE COTTAGE.—Design 9292 M; in frame; \$798 to \$8,049; plans, \$10; width over all, 20 ft 10 in.; story heights, 9 ft. and 8 ft. full story. Special features; Compact roof arrangement, covering front and rear porch. See page 65



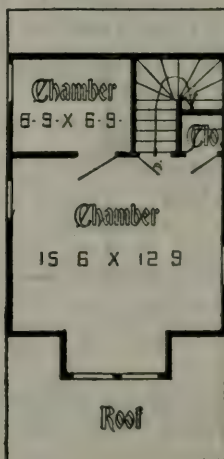
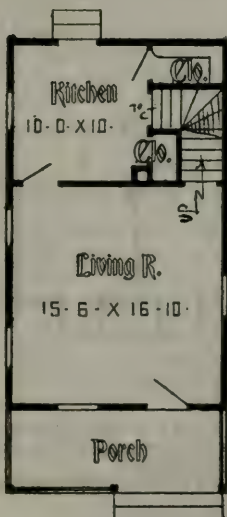
The plans which you prepared for my house are in every way satisfactory. Indeed, it gives me great pleasure to recommend you to any one who desires a first-class architect as well as honest and prompt treatment.

MRS. S. W. SPITLER, Wellington, Kan.

ARTISTIC HOMES



TAMPA COTTAGE.—Design 1746M; in frame, \$350 to \$498; plans, \$7.50; width, 16 ft. 6 in. by 28 ft. 2 in.; story heights, 9 ft. and 8 ft. in the clear. Special features: Simple retained shingle gables on side. Clean, neat detail work, practical out-of-the-way stairs. See page 33.

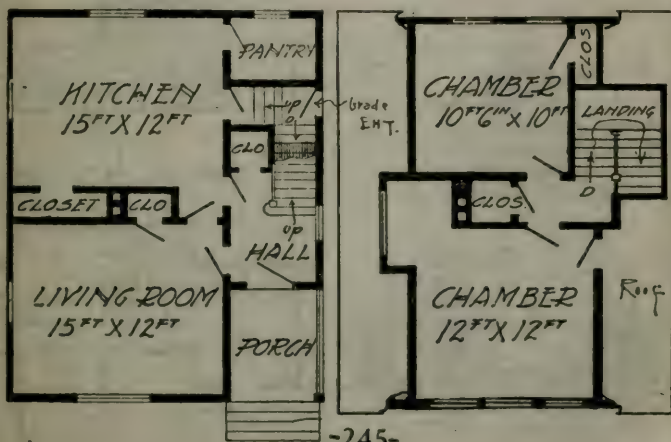


-244-

ARTISTIC HOMES



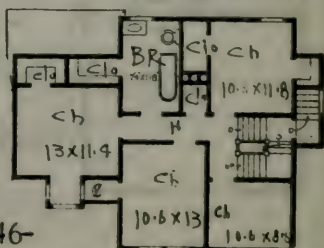
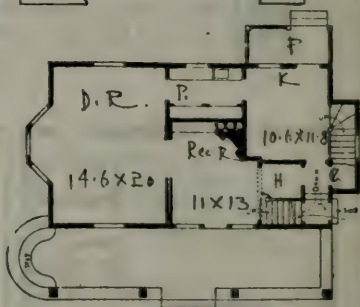
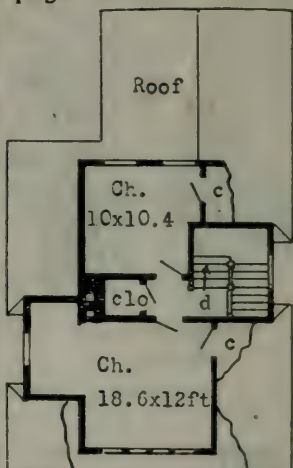
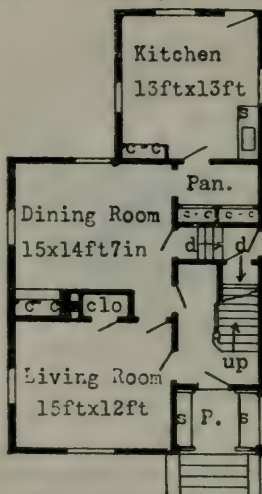
ENERO.—Design 2351-N: cost in frame, \$550 to \$650; plans, \$10. Special features: Combination inside and outside cellar entrance; full second story; attractive gable end and dormer window at side; neat, plain construction.



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ARTISTIC HOMES

Janero No. 2 design 5246, story heights 9 ft and 8-ft 6. Plans \$10. See page 245.



HADDONFIELD

RESIDENCE.

Design 9062M; in frame,
\$1498 to \$1699; plans, \$20
story heights, 9 ft. 6 in. (full
heights). See page 65.



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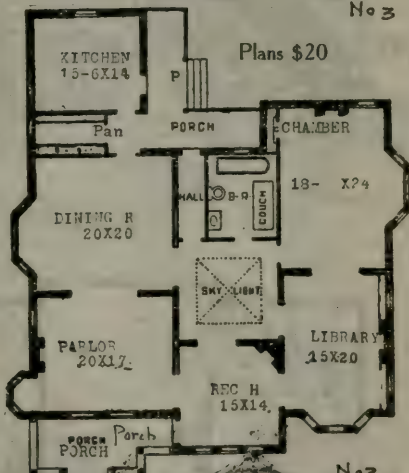
ARTISTIC HOMES

A SOUTHERN HOME



No 3

Plans \$20

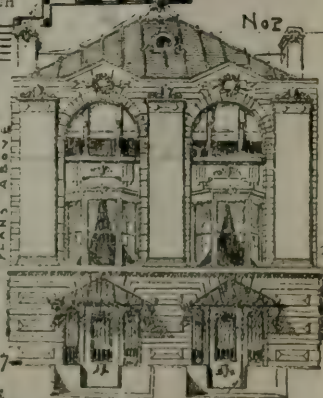


No 1



No 2

MILWAUKEE APARTMENTS

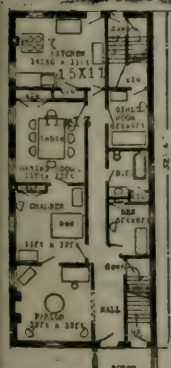
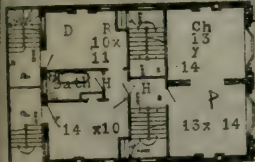


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WATERBORO RESIDENCE

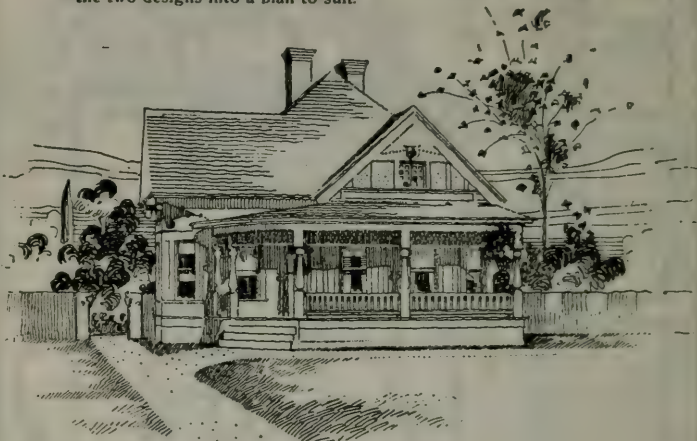


MILWAUKEE APARTMENT



ARTISTIC HOMES

You may like the interior arrangement of one house and the exterior treatment of another and we can generally combine the two designs into a plan to suit.

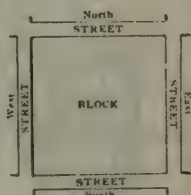
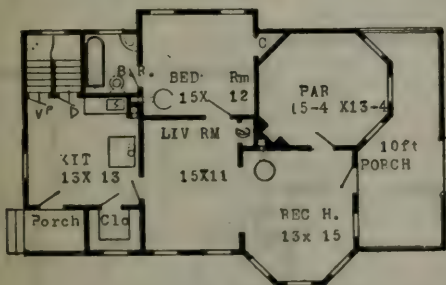
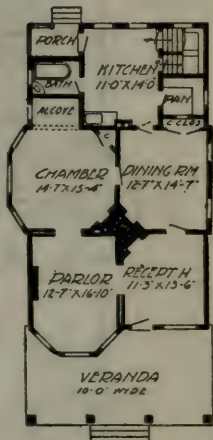


YENGER COTTAGE.—Design 2400-N; cost in frame, \$1,180 to \$1,390; plans, \$10; story height, 10 ft. Space for four rooms above. Special features: Attractive bay-shaped rooms; convenient bath-room; attractive porch; planing-mill ornamentation.

ARTISTIC HOMES



WALLA WALLA.—Design 1752-O in frame, \$699 to \$799; plans, 33 width, 29 ft. by 51 ft.; story heights, 10 ft. and 8 ft. attic. Special features: Good flue connections, bay to reception room. Modifications: Rear stairs could be left out to make good servant's room. See index for Walla Walla Cottage revised. Also have reversed plan No. 2, Janes design, with stairs where bath now is, and bath in place of present stairs with fire-place to parlor omitted, with pantry where closet is, with closet where porch is and with 4x10 rear porch and closet to parlor. Reverse plan No. 3, Tyler design. See index for Walla Walla No. 3. Walla Walla No. 4, Hull design, same as above with bath-room in place of rear stairs and pantry where bath now is, with 13x15 dining-room, with stairs in same, with door from dining-room to rear porch, with kitchen door at rear, with fire-place to parlor in opposite corner. Walla Walla No. 5, Cox design, same as above; with no bay to parlor, with sliding door, with wash-room in place of rear stairs. See page 65.

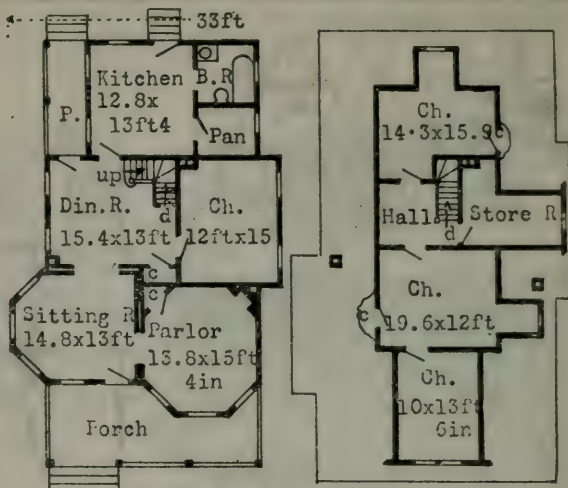


Where will House stand on this Block? Live front and principal side

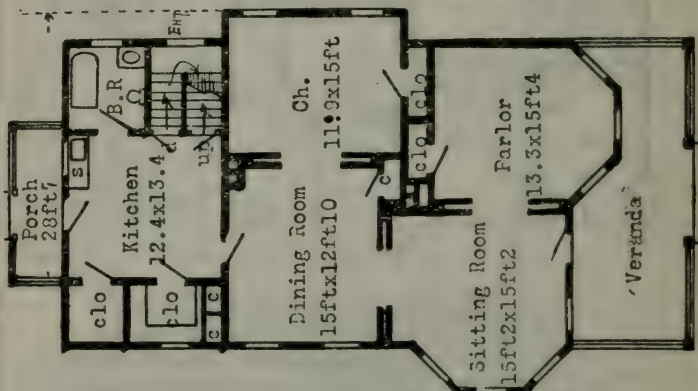
When I wrote you for the cottage designs, possibly you mistook me for some one expecting to build. I am a builder, not one of those arch-i-lect builders either, that you speak of, but just a plain every-day builder. I do lots of building through the country where I have to draw plans, but not by choice, by any means. I have tried to explain to my patrons the importance of an experienced architect many times, but many of them cannot see the difference between an architect and builder.

In this country a builder is generally expected to make plans and details and look after the work in general, and lots of patrons do not seem to think that it is much of a job and do not want to pay much for it. If every builder was like myself, they would put more stress on the importance of an architect and take lots of work off their own hands which is not in their line and to which they are not fitted. I have studied over your designs and must say that they are as good cottage plans as I ever saw.—Harry Kramer, (Builder), Rushsylvania, O.

ARTISTIC HOMES



Walla Walla Cottage No. 4 design 5250-A. See Hull design and description page 249. Story heights 9 ft 8 and 8. Plans \$5.



Walla Walla Cottage No. 2 design 5250-B. See Jones description and exterior page 249. Story heights 10 ft. Plans \$5. -250-

ARTISTIC HOMES

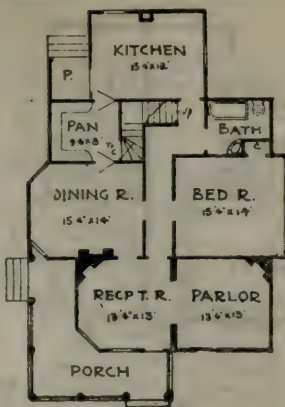


EVANSTON COTTAGE.

Design 2242-(1)

H. A. COREY

Dry Goods, Notions, Shoes



Lehigh, Iowa, June 30, 19

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:-

The plans we got from you proved about as good an investment as we ever made and the building far exceeds my expectations. Hundreds have told me that we have the best arranged residence in Fort Dodge. It is a grand looking building and looks to cost considerably more money than it really did, and is different from anything ever built there.

We have never had one person find fault with it, simply, because there is no chance to do so. Get plans from a good architect, save money, and get something to suit you, is my advise to anyone building. Thanking you for your prompt and pleasing ways of doing business, I am yours

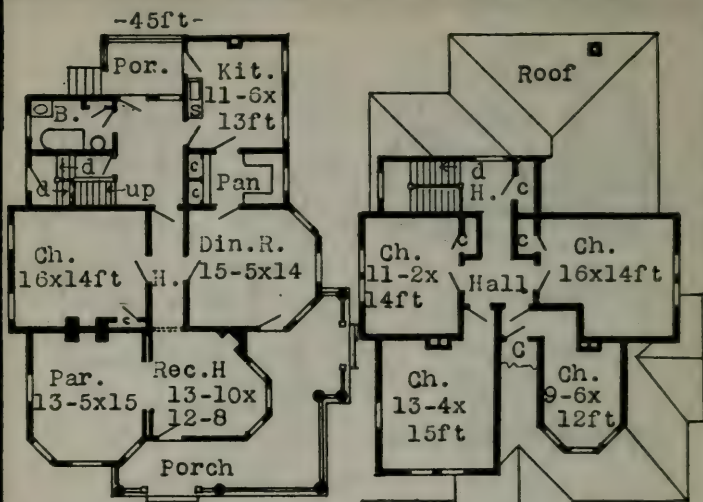
Very respectfully,

-251-

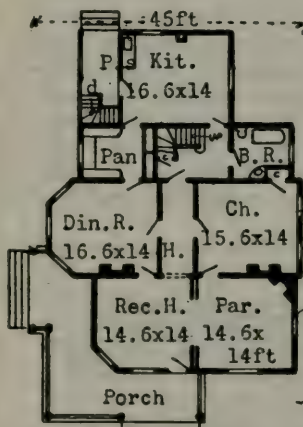
H.A. Corey

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



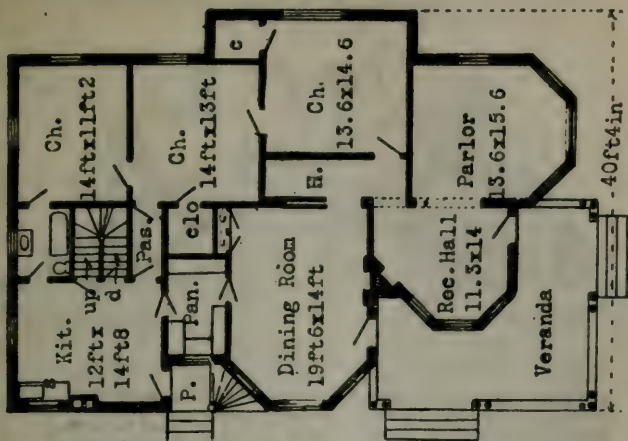
Evanston Cottage No. 3 design 5252-A, story heights 10 and 9 ft, width 45 ft. Plans \$10.



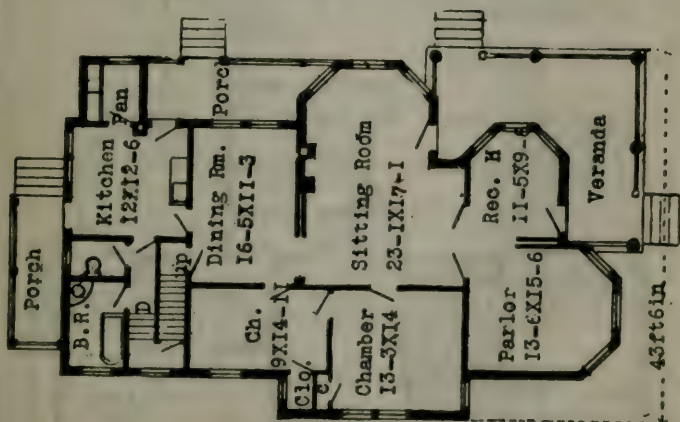
-252-

Evanston Cottage design 5252-B, story heights 11 ft and 8 ft cut down to 5 ft side walls. Plans \$10.

ARTISTIC HOMES



Alleghany Cottage No. 3 design 5253-A, story heights 10 See page 254. Plans \$10.



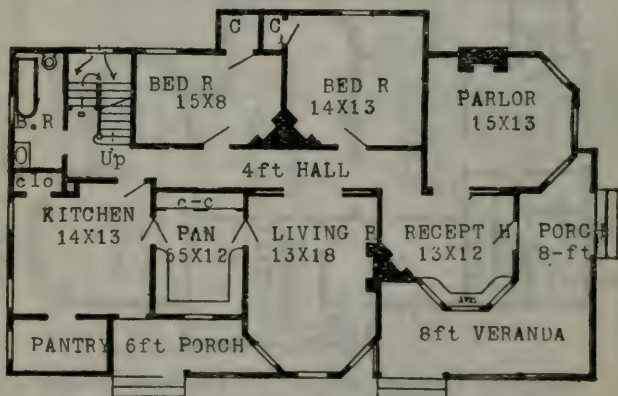
Alleghany Cottage design 5253-B, story heights 10 heights 10 ft and 8 ft 6 cut to 4 ft 6. Plans \$10.

-253-

ARTISTIC HOMES

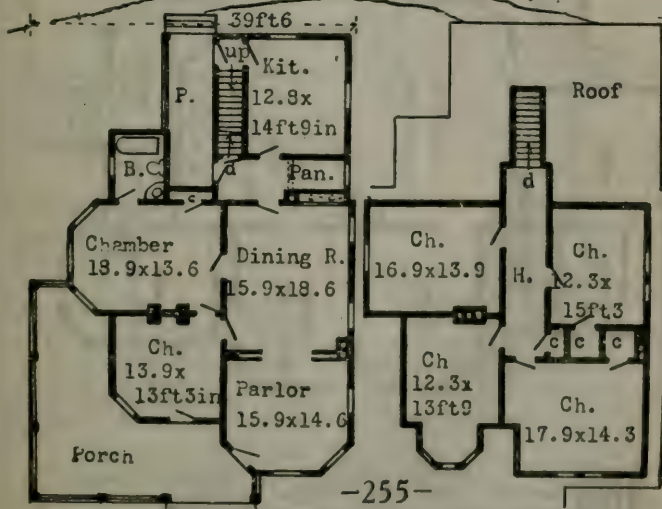


ALLEGHANY COTTAGE.—Design 1975-N; in frame, \$1,989 to \$2,200; plans, \$10; width over all, 44 ft. 10 in.; story height, 10 ft. and 8 ft. attic. Special features: Well-ventilated rooms; large pantry; unique reception-room; wide porch. Modified plan No. 2; plans, \$10; same exterior with rear stairs and bath located where pantry now is, size 13x15 ft.; also modified plan No. 3; price, \$10; McIntyre plan No. 3, with fire-place in reception-room and living-room only, with rear chamber enlarge to 13x14 ft. extending to kitchen, with large closet, with 15x12 ft. kitchen extending into present pantry space with an extra chamber where bath-room now is, with bath and rear stairs between chamber and kitchen, estimated to cost \$3,500. For modified plan No. 4, see Thurman design.



-254-

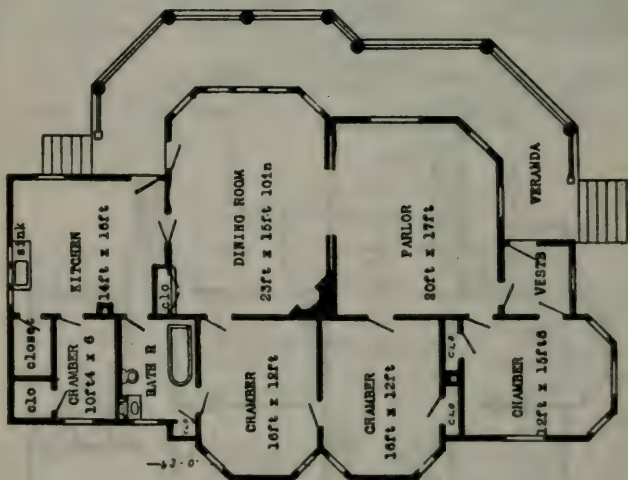
ARTISTIC HOMES



Eltoro design 5255, story heights 9-ft 6 and 8.
Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

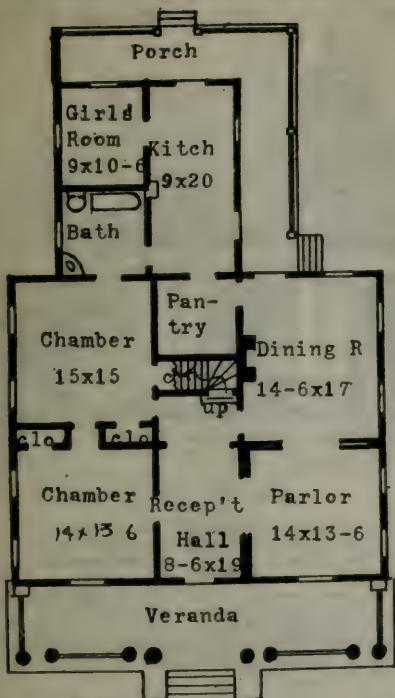


UGGVILLE COTTAGE.—Design 1781-N; cost, \$1,292 to \$1,342; plans, \$10. Special features: Large dining-room; bay-shaped rooms give good ventilation; servants' room convenient; large 8-foot veranda; attractive gambrel roof gable.

-256-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Clifton Springs Cottage design 5257. See opposite page 258. Story heights 11 ft. Plans \$10.

The Orchard City Bank,
Kcmo, St. Louis.

JOSEPH E. KELLY, President.
ALGER H. COX, Vice President.
EDD. W. COX, Cashier.

Oct. 20th 9.

Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:-

Replying to your letter of recent date, would say that the plans which you made for the two business blocks and one residence, were entirely satisfactory. I am especially pleased with the exteriors, and consider them the most attractive buildings in this part of the State.

Should I do any building in the future, I will certainly consult with you in regard to the matter.

Yours truly,

Herbert C. Chivers

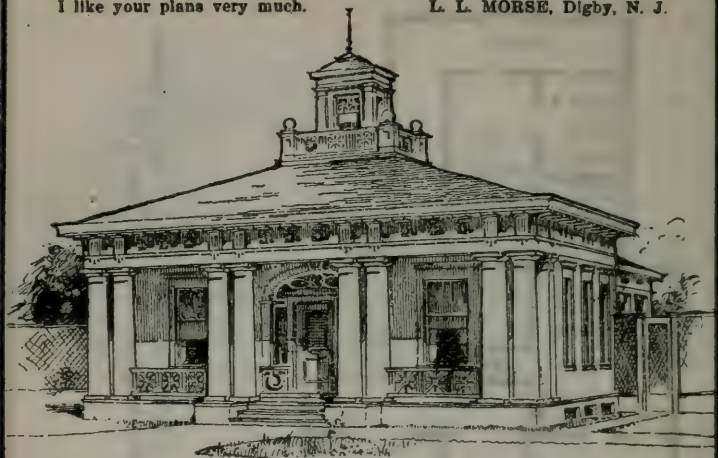
-25

HERBERT C. CHIVERS CO. ARCHITECTS

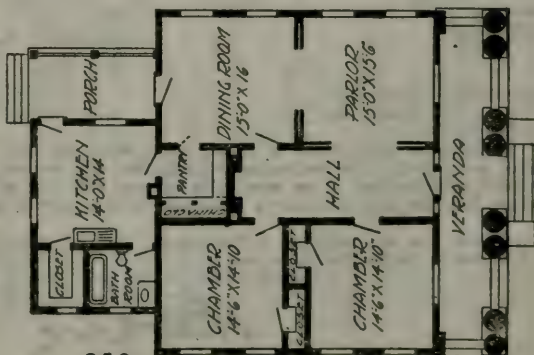
ARTISTIC HOMES

I like your plans very much.

L. L. MORSE, Digby, N. J.



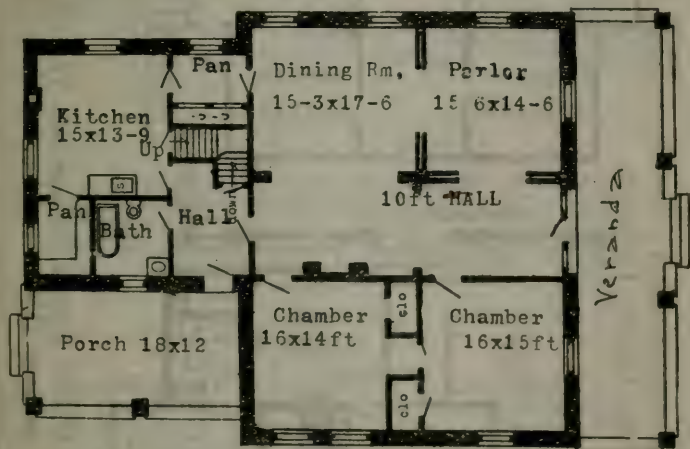
CLIFTON SPRINGS COTTAGE.—Design 89-N; cost, \$1,592 to \$1,652; very complete plans, \$10. Suitable for a Southern house; story height, 11 ft. Also Clifton Springs No. 2, Warrenton design, in stone, plans, \$10; with porch on reversed side, with rear hall, with bath opening onto rear hall. Also Clifton Springs No. 3, Atkinson design, plans, \$10; same as above, reversed, with larger rooms; parlor where front chamber is, size, 14.6x16 ft.; with chambers 15x16 ft. and 15x15 ft. in size, with doors from each opening onto a side porch, with rear stairs going up from attic. Pier foundation; general dimensions, 40x55 ft.



-258-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



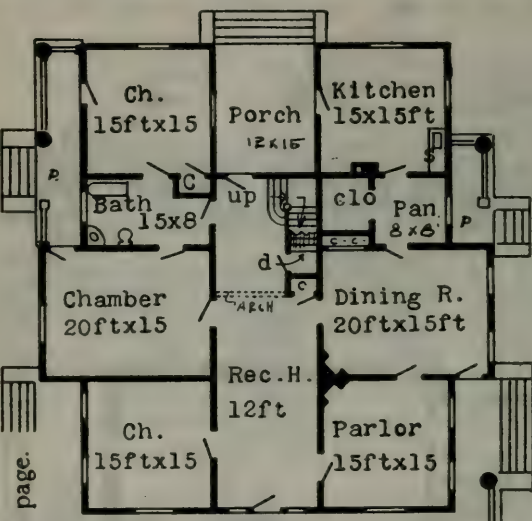
WARRENTOWN COTTAGE.—Design 2394M; cost in stone \$2,500 to \$3,290; plans \$25. See Clifton Springs cot.

Our Herbert C Chivers
 Saint Louis.

I wrote you this morning saying your
 plans we sent for had not arrived, they came in
 this afternoon mail, they are very satisfactory

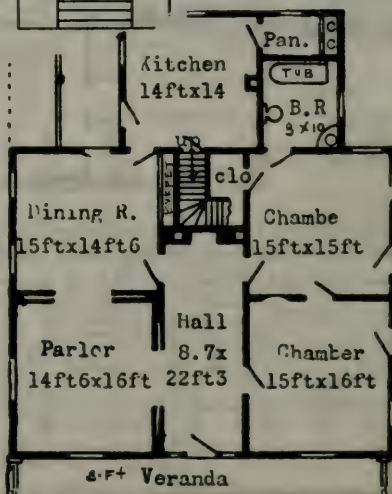
-259- Jno D. Cartmell

ARTISTIC HOMES



Clifton Springs Cottage design 5260-A. See page. 259. Plans \$10. Story heights 11 ft.

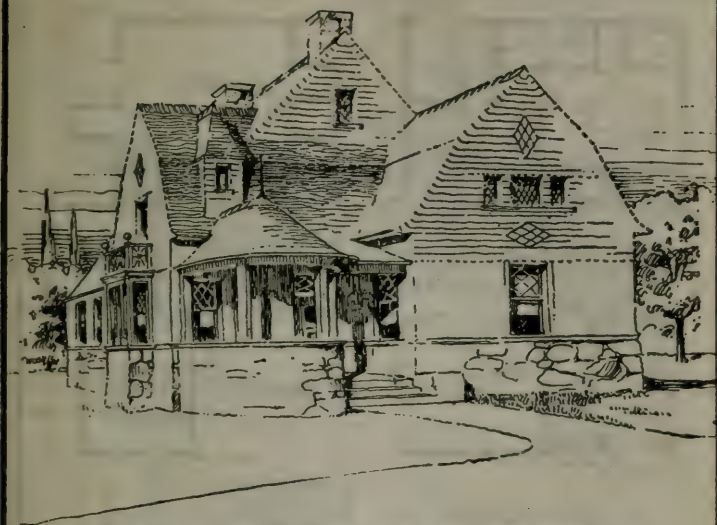
-63ft-
Veranda



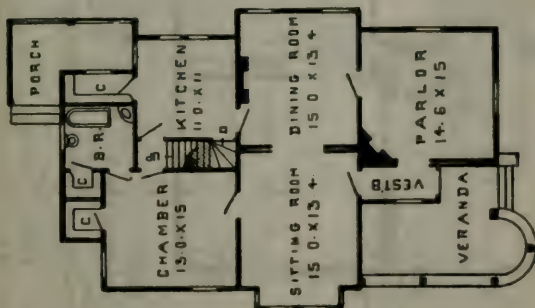
-260-

Clifton Springs Cottage No. 5260-B. See design on page 258. Story heights 11 ft. Plans \$10.

ARTISTIC HOMES

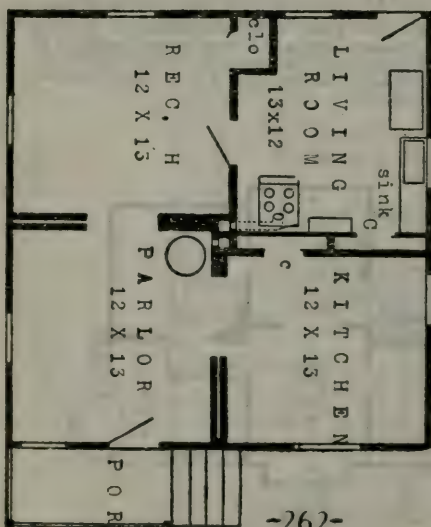
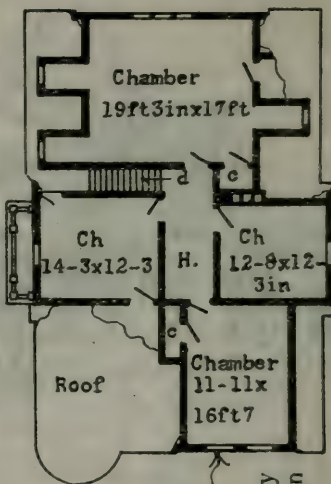
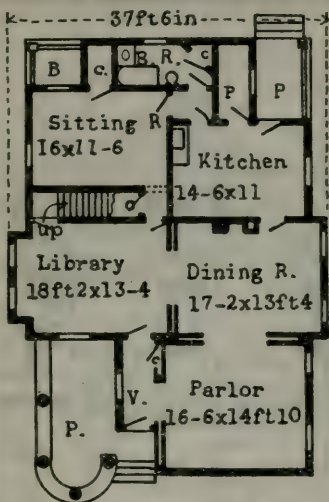


GROVE LAKE COTTAGE.—Design 9789-N; in frame, \$1,198 to \$1,298; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. attic. Special features: Wide porch; convenient bath-room; attractive shingle design. Grove Lake No. 2, Brainard design, parlor, 16 ft. 6 in. by 14 ft. 10 in.; dining-room, 17 ft. 2 in. by 13 ft. 4 in.; sitting-room, 18 ft. 2 in. by 13 ft. 4 in.; kitchen, 14 ft. 6 in. by 11 ft.; chamber, 16 ft. by 11 ft. 6 in.; with rear porch.



-261-

ARTISTIC HOMES

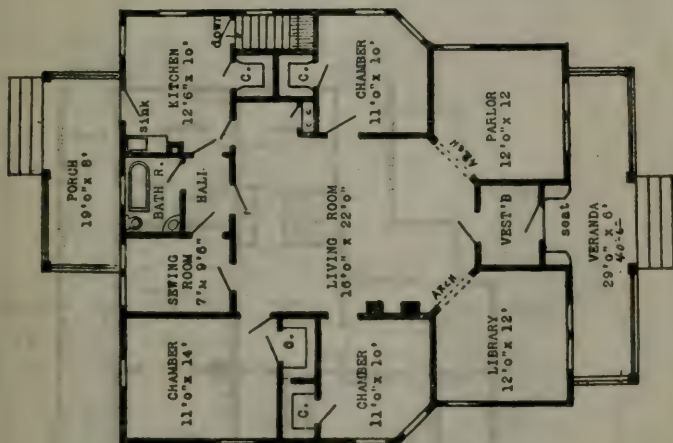


-262-

CARYTOWN COTTAGE.—Design 100206M; in frame. \$450 to \$555; plans, \$10; width 25 ft. 4 in. by 27 ft.; story heights, 10 ft. Special features: Plain, ordinary plain-mill ornamentation. See pages 65 and 96.

Grove Lake Cottage No. 2 design 5262, story heights 9 ft 6 and 8 ft cut down to 5 ft. See design on opposite page 261. Plans \$10.

ARTISTIC HOMES

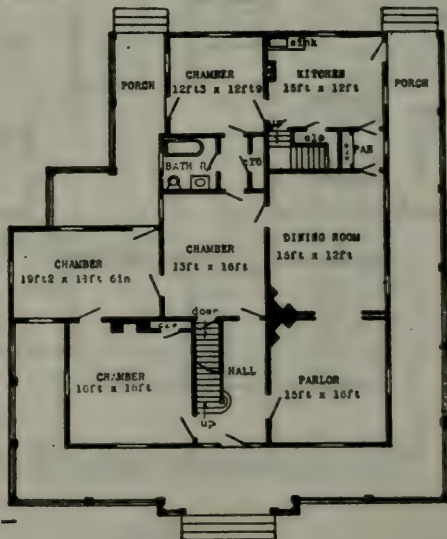


LEWISBURG COTTAGE.—Design 2396M; cost in frame \$1,892 to \$2,290; plans \$20. See page 65.

ARTISTIC HOMES



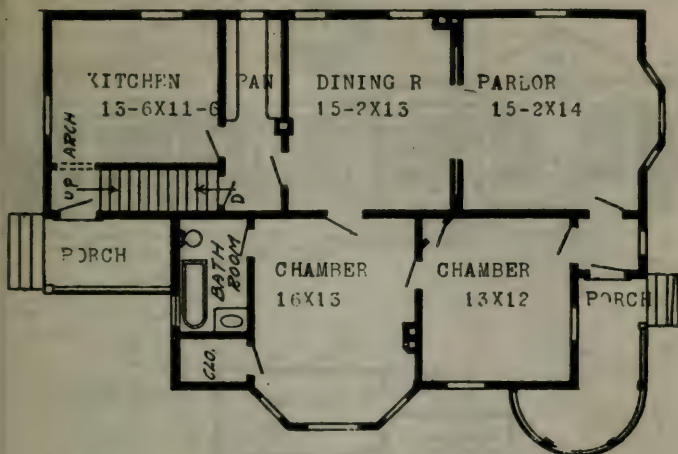
HANNON COTTAGE.—Design 2407-N; cost in frame, \$1,792 to \$1,800; plans, \$10. Special features: Large veranda; large rooms; convenient bath-room; attractive exterior; economical porch roof. A good Southern cottage.



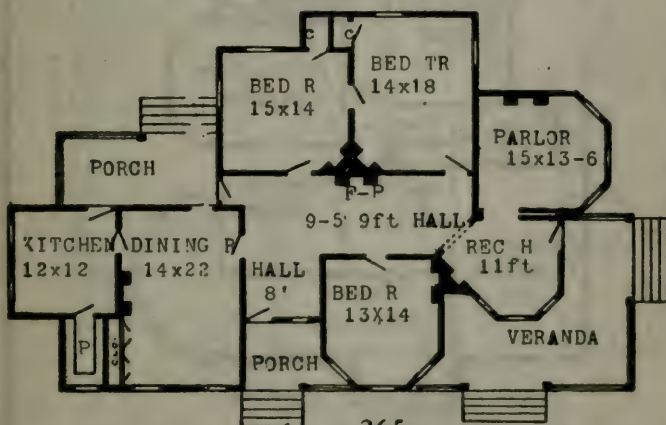
-264-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



SAGOLA COTTAGE.—Design 2256M; cost in frame \$1,-292 to \$1,398; plans \$10. See page 65.



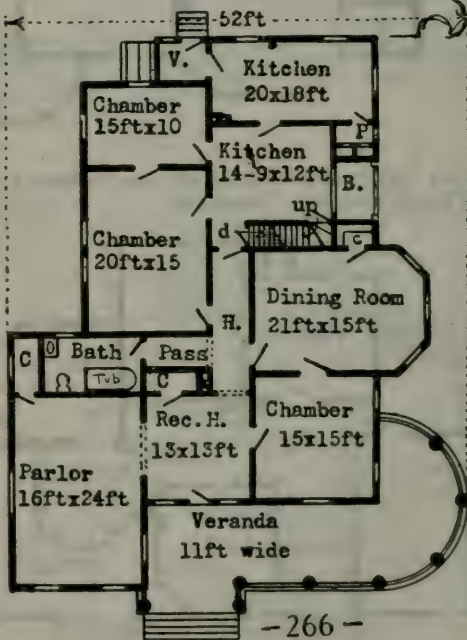
-265-

MARINETTE RESIDENCE.—Design 2257-O; cost in frame \$1,692 to \$1,780; plans \$10. See Allegheny Cottage.

ARTISTIC HOMES



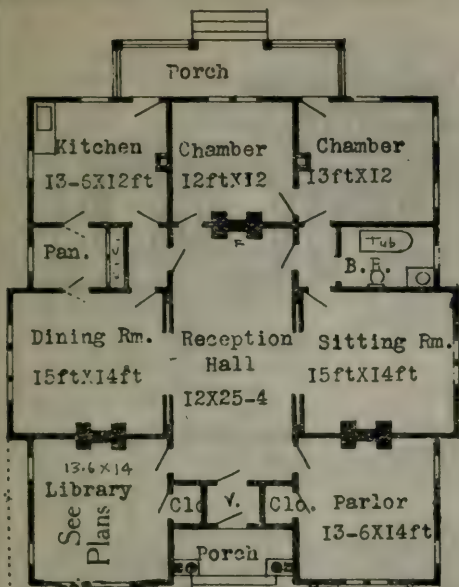
"No Man can serve two masters," and a thoroughly honest builder will not attempt to place himself in the inconsistent and ridiculous position of attempting to give you the best services and greatest value as an architect and at the same time save labor and materials at every turn, so as to make the greatest possible profit for himself as builder.



It is only fair to state, however, that many communities are without competent architects, and thus builders have been forced many times against their inclinations to prepare plans.

Hesperus design 5266, story heights 9-ft 6. A southern cottage. Plans \$10.

ARTISTIC HOMES



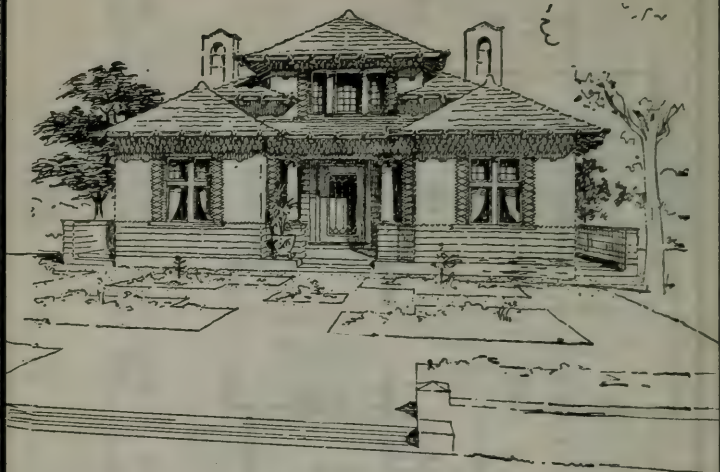
Kenersville Cottage No. 2 design 5267-A. See opposite page 268. Story heights 10 ft. Plans \$15.

Kenersville Cottage No. 4 design 5267-B. See opposite page 268. Story heights 10-ft. Plans \$15.

-267-



ARTISTIC HOMES

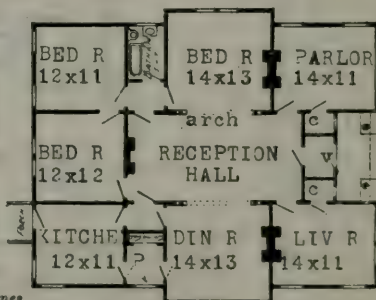


KERNERSVILLE COTTAGE.—Design 9298-N; in frame, \$1,098 to \$1,280; plans, \$15; story height, 10 ft. Special features: Large central hall; attractive cut-shingle exterior. Kernersville No. 2. Violet design, parlor and library 13.6x14 ft.; kitchen and chamber 13.6x12 ft.; sliding door between reception hall, sitting-room and dining-room; fire-place for rear chamber; porch across rear; pier foundation. Kernersville Plan No. 3, Waerner design, stone house, 13x28 ft. central hall; library and parlor, 12.6x15 ft.; dining-room and chamber, 15x14 ft.; three rear rooms, 12x12 ft.; no fire-places in parlor and library; 11 ft. 6 in. story heights.

The COTTAGE

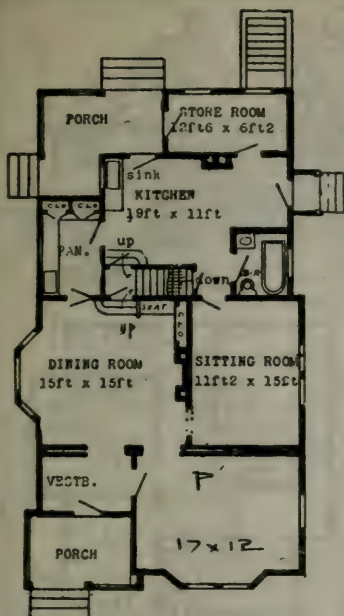
*Have you figured out the blessings
Of a home that's all your own,
Of a cozy little cottage
That belongs to you alone?
Don't you feel a trifle shiftless
As the rent days go and come,
That your little ones—your loved ones
Have no really, truly home?*

—Saxton



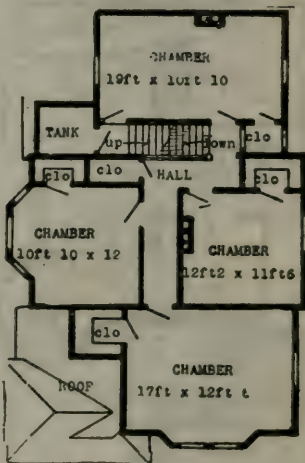
-268-

ARTISTIC HOMES



WOOSTER RESIDENCE.—
\$1,892 to \$1,920; plans \$15.

FORD, MERRILL & CO.,



Herbert C. Chivers, Esq.,

St. Louis, Mo.

Salina, Kan., Sept. 22, 1909.

Dear Sir:-

I have just completed my residence, constructed under your plans No. 1810. We are proud to own the handsomest and most complete home of its size in Kansas and cheerfully attest to your gentleness as an Architect. It pays to have a competent architect.

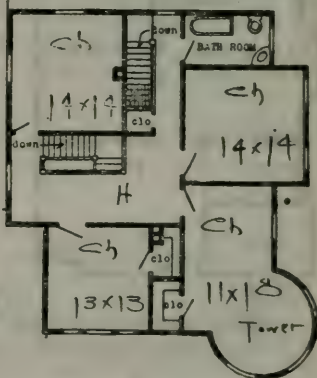
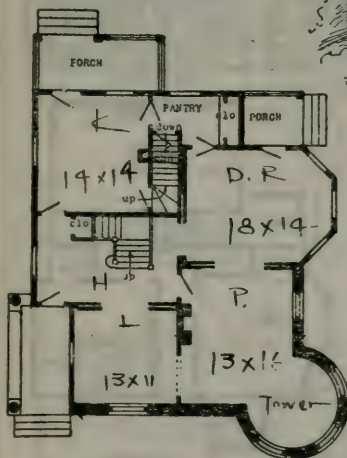
Yours truly,

-269- H. C. Chivers

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

CERESCO RESIDENCE.—Design 1848M; stone and frame \$2,980 to \$3,240; plans \$27.



City of Kalamazoo,
Michigan.

H. C. Chivers, Esq.,

St. Louis, Mo.

C. H. GLEASON.
City Clerk.

6/30/98.

Dear Sir:—

Your letter is just at hand. Have not built from the plans secured of you yet. I know of no reason why they should not work all right. I would not think of building without having plans to work from. I have no fault to find with your plans, or methods of doing business; which are honest, prompt and business-like.

Respectfully,

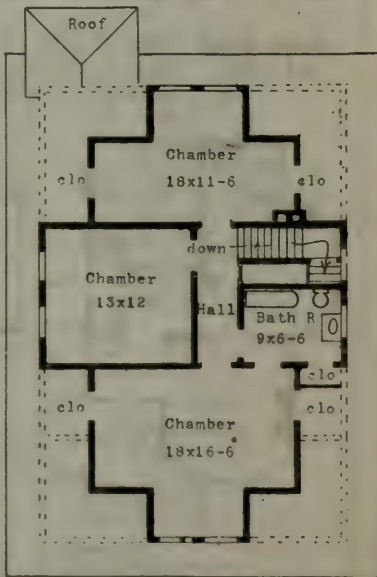
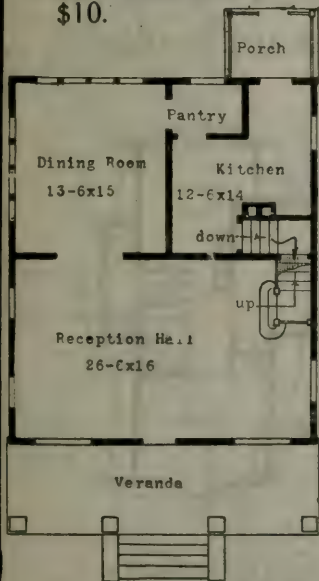
-270- *C. H. Gleason.*

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Erlanger design, 5271, width 27 ft 6, story heights 10 and 9-ft 6. Large commodious living room. Plans \$10.



USELESS ORNAMENTATION.

We do not litter up the exteriors of our buildings by useless ornamentation. Most of our cuts are pure simple outline sketches, which can be elaborated on, more or less, as desired. When we have a client who fancies cheap light grille-work ornamentation we supply it, but not by preference. We pay more for draughtsman's time who can base the beauty of a design on simple and striking features rather than on so-called "ginger-bread" ornamentation.

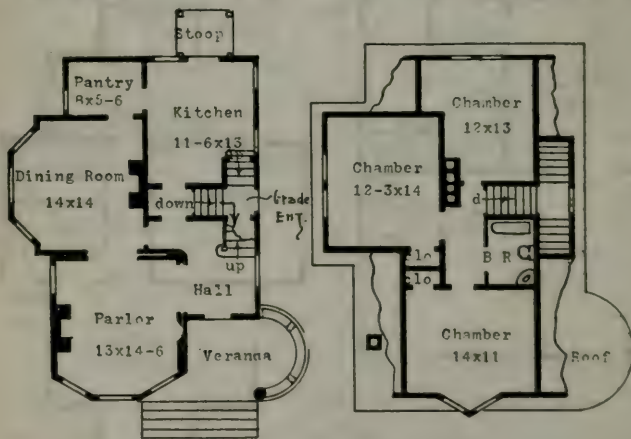
- 271 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Erata design 5272, width over all 31 ft, story heights 9 and 8-ft 6. Plans \$10.



UNPREJUDICED ADVICE.

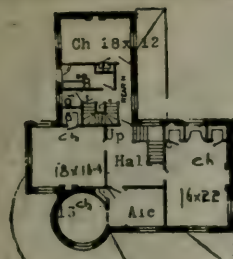
In preparing to build, the main object is to have a suitable arrangement of floor plan and this is where you will need the assistance of some one who is totally unprejudiced, regardless of any selfish interests which he may have in finally figuring on the contract to erect the house.

Our interests lie altogether in having you well pleased and in putting up a house which will be a comfort to you as well as a credit to us. We could not afford to give you anything but the most conscientious advice on all points. If given your work we shall feel fully responsible for its ultimate success as to practicability and design.

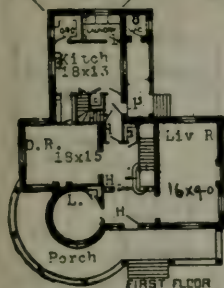
-272-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



NEW ORLEANS RESIDENCE.—Design 827M;



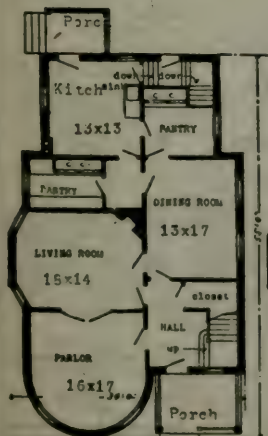
FIRST FLOOR

Plans \$25.



MILLBRIDGE RESIDENCE

—Design 2017-O;

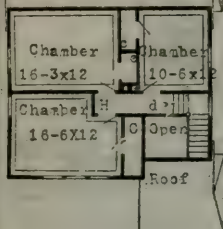


Plans \$10.

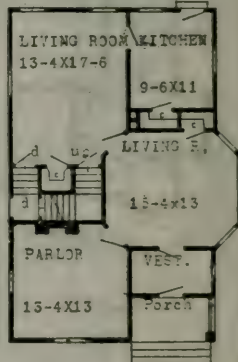
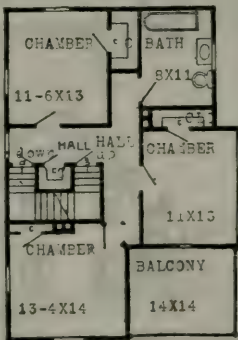
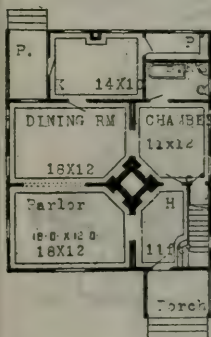
-273-

ARTISTIC HOMES

Plans \$15

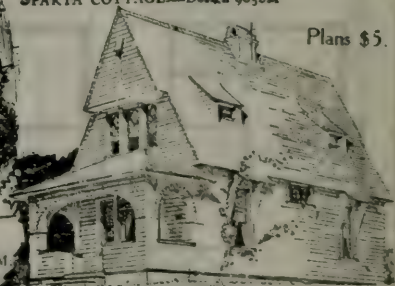


Plans \$10

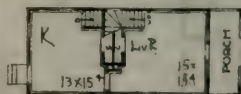


SPARTA COTTAGE.—Design 9058M

Plans \$5.



KEOKUK RESIDENCE.—Design 1858M



DENVER COTTAGE.—

Design 1631M:

-274-



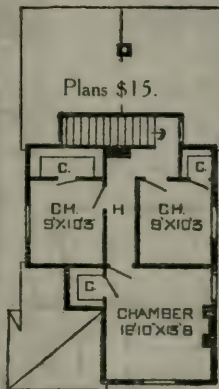
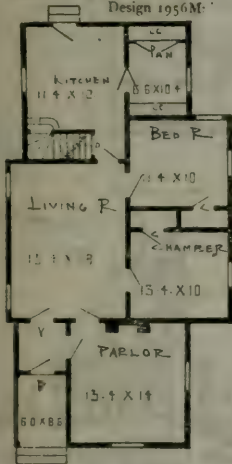
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

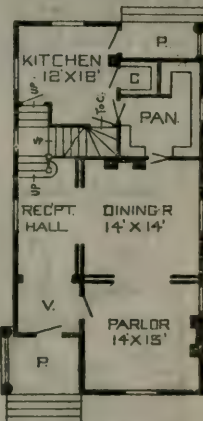
Plans \$5.



DANBURY COTTAGE.—
Design 1956M.

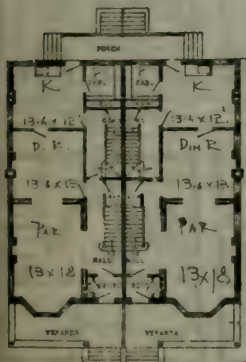


Plans \$15.



WHITE RIVER COTTAGE.—Design 884M;

Plans \$15.



HAGUE RESIDENCE.—Design 2027M

-275-

HERBERT C. CHIVERS CO. ARCHITECTS

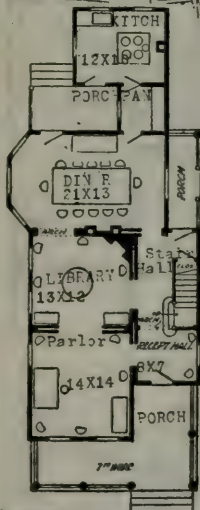
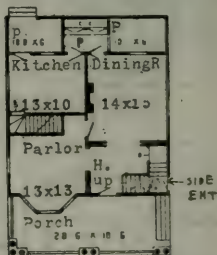
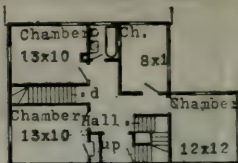
ARTISTIC HOMES

Plans \$20.



METROPOLIS
CITY RESIDENCE.

Design 9064M;

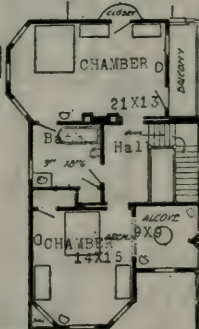


ORTEMO
RESIDENCE.-

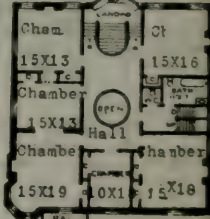
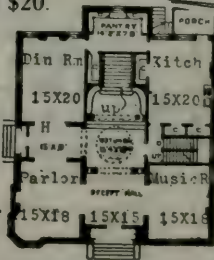
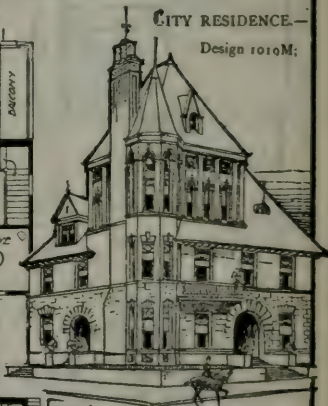


-Design 2392-O-

Plans \$20.



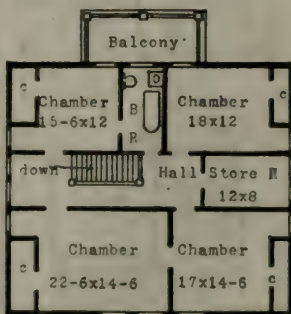
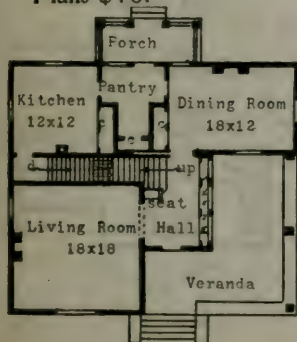
CITY RESIDENCE.-
Design 1010M;



ARTISTIC HOMES



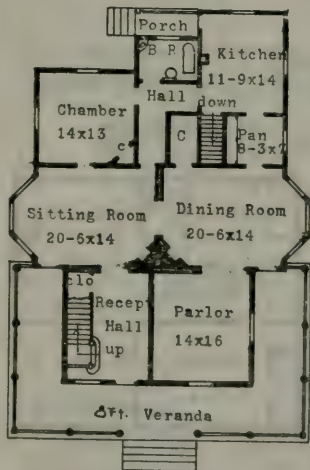
Adora design 5277, story heights 9 ft, width over all 40 ft. An attractive shingle and rough stone design. Plans \$10.



Your large book, "Artistic Homes," contains just what I have been looking for. The designs shown are indeed beautiful.

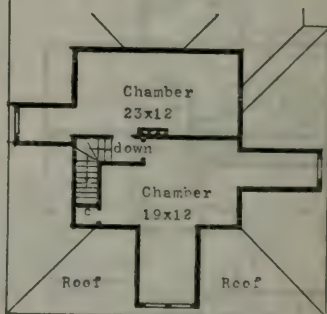
CORNELIUS JANSEN, Beatrice, Neb.

ARTISTIC HOMES



DOUBLE RESIDENCES

A Booklet of 30 designs
sent postpaid,
25 cents.

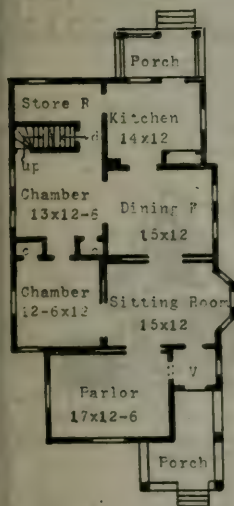


Tasmania design 5278, width over all 42 ft, story heights 9 and 8 ft. Clean-cut simple front. Plans \$10.

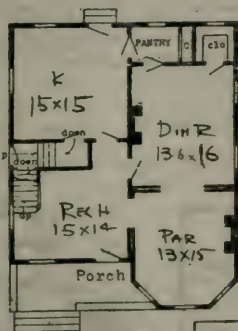
-278-

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ARTISTIC HOMES



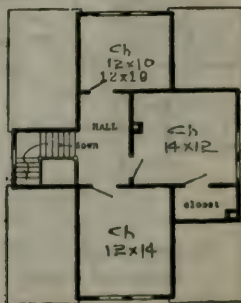
Calcutta design 5279.
9 ft. Plans \$10.



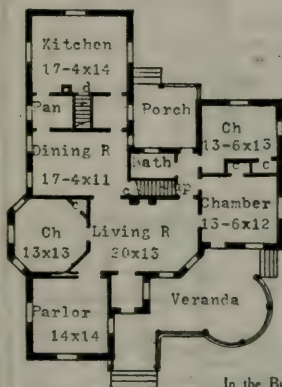
GOURPIN COTTAGE.

Design 2418M;
See page 65.

Plans \$10



ARTISTIC HOMES



GOURDIN COTTAGE.—Design 2418M; cost in frame \$1,900 to \$1,280; plans \$15. See page 65.

In the Bungalow, if properly designed, is combined grace, beauty and comfort at a minimum cost.

Baffin design 5280, width over all 49 ft. Suitable for a corner lot cottage. Very roomy. Story heights 10 ft. Plans \$10.

ARTISTIC HOMES



Where the work is of sufficient import and transportation is facilitated, a personal visit will be made, and a suitable arrangement of plan and design arrived at before leaving your city

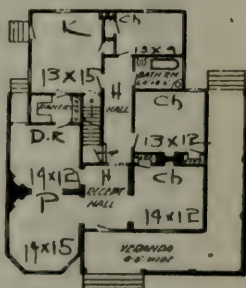
NEW ORLEANS COTTAGE.—Design 1824-O; in frame, \$1,200 to \$1,395; plans, \$10; width, 29 ft. by 50 ft. 4 in.; story heights, 9 ft. 6 in. Special features: Compact plan; convenient bath-room; large veranda. See index for New Orleans cottage revised. See Crevi design

New Orleans plan No. 4, Welsh design, same as plan No. 2, with pantry left out; with kitchen, 13x16; with dining-room porch extending to rear; with 13x16 parlor; 8x19 hall; 13.4x13.4 front chamber; with corner fire-place; with 13.4x16 ft. dining-room; 14x9 ft. 8 in. rear chamber and two rooms above.

New Orleans plan No. 5, Barrett design, same as No. plan, with rear door and 4x5 porch to dining-room; with 17.6x13 ft. kitchen; 12x13 rear bed room, arranged for furnace; with flues at kitchen only; with turned posts to porch.

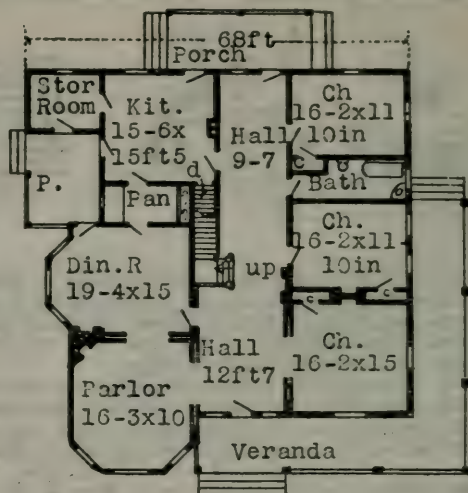
Continued on page

No 282



-281-

ARTISTIC HOMES



New Orleans Cottage No. 6 design 5282, story heights 10 ft. See opposite page 281 Plans \$10

New Orleans Plan No. 6, Norton design, same as No. 2, with larger rooms; parlor, 18x16; dining-room, 19x15, with bay; hall 12 ft. wide, extending to rear, with large fire-place; front chamber, 16x15; central chamber, 16x12; rear chamber, 16x12; kitchen, 15x16; wide 10x12 porch at side of kitchen; 10x8 store room. Plans, \$10. Story heights, 10 ft.

J. S. Byrom,
Planter and Merchant

E. B. Potts,
 ARCHITECTS AND ENGINEERS, ST. LOUIS, MO.

Byromville, Ga., Oct., 23, 19

Mr. Herbert C. Chivers
St. Louis, Mo.

Dear Sir-

Plans have been duly read, and they are very complete and perfectly satisfactory.

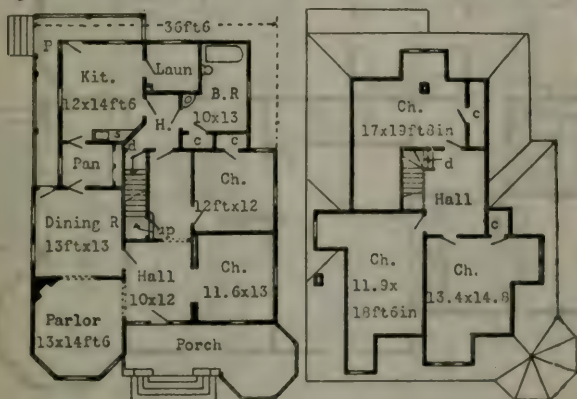
-282- Yours
A. B. Byrom

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



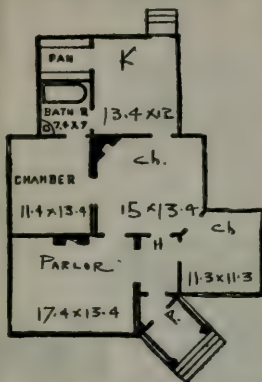
Crevi No. 52-0 design 5283, story height 9 ft. Description below. Plans \$10.



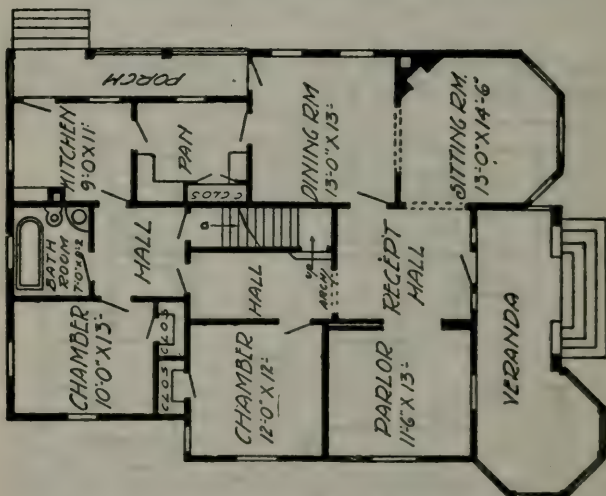
The plans for my building are complete in every respect, and I have no fault to find with them. Everyone speaks well of your work.

C. W. BRANSFORD. (Bransford Mills), Owensboro, Ky.

ARTISTIC HOMES



CORNER-LOT COTTAGE.—Design 1058-O; in frame, \$950 to \$1,198, plans, \$10; story heights, 10 ft. See page 65.



CREVI.—Design 52-O; cost, \$1,290 to \$1,380; size, 35 ft. 6 in. by 52 ft.; story heights, 9 ft. 2 in. Plans, \$10. Design similar to New Orleans Cottage on page 168. See page 65.

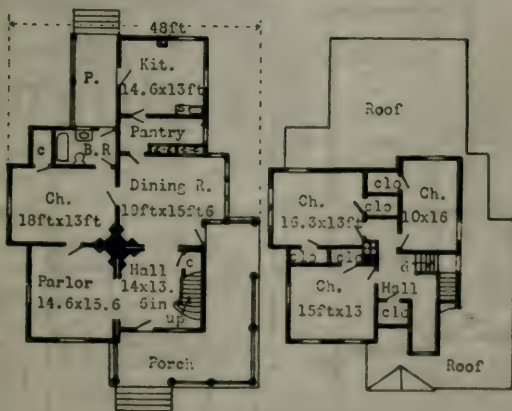
Crevi No. 2, Latham design, same arrangement as above, except 10x13 rear chamber is used for bath, — 284 —

Continued on page 283

ARTISTIC HOMES



Cumberland design 5285, story heights 10 and 9 ft.
This design has Marleboro design roof. See pages 333
and 334. Plans \$10.



Am well pleased with plans bought of you.—W. J. Edwards, Union City,
Tenn.

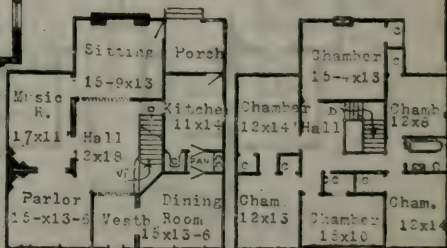
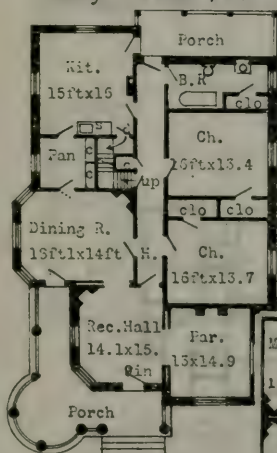
-285-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Penrhyn design 5286 (See Norman Cottage), 12 ft story. Plans \$10.

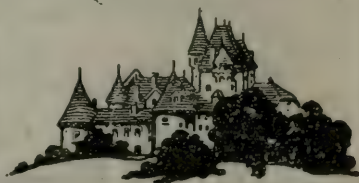
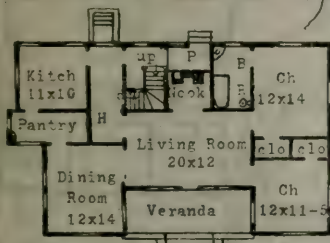
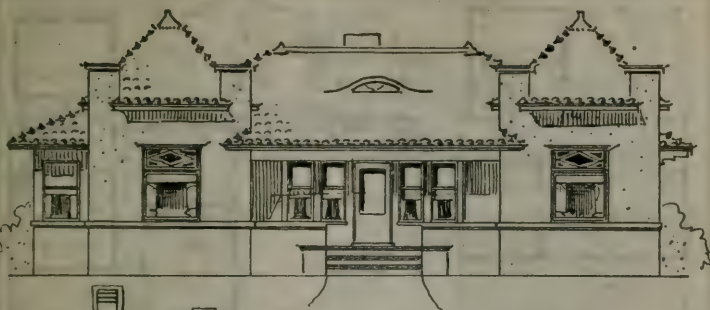


-286-

DEVON RESIDENCE.—Design 1064M: to \$2,898; plans, \$25; width, 38 ft., 11 in.

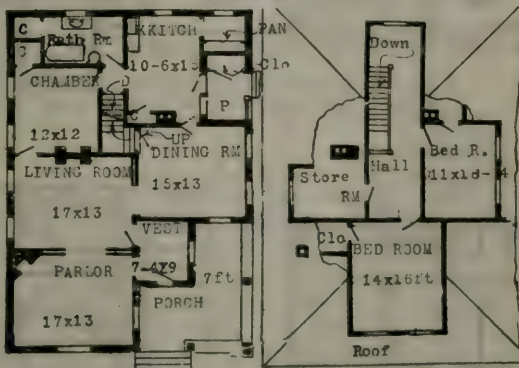
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



- A CHATEAU -

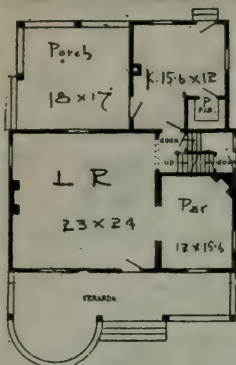
Clarendon design 5287, width 30 ft. Wide, inviting front, story heights 8 ft. Plans \$5



Silver Lake Cottage No. 4 design 5287-A, 9 ft story. See 332.

-287-

ARTISTIC HOMES



Plans \$15.

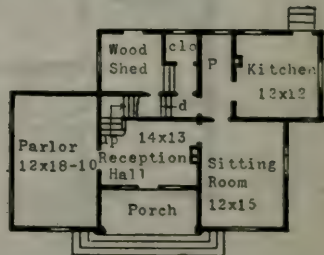
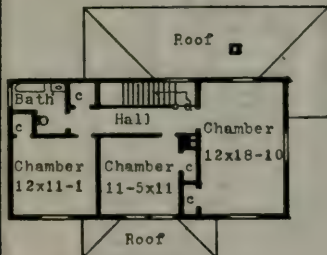
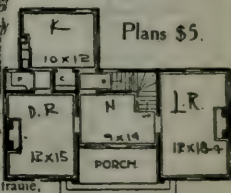
OLEAN RESIDENCE—

Design 2039M;
See page 65.



Plans \$5.

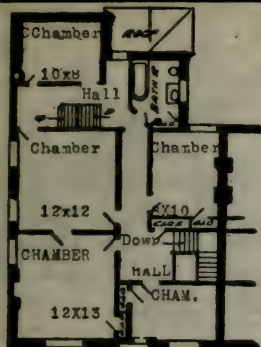
LAKEVIEW COTTAGE.—Design 1640-O; Cost in frame, \$744 to \$880; plans, \$5; width, 40 ft.; story heights, 9 ft. with side walls cut down by roof to 5 ft. 6 in. See page 65.



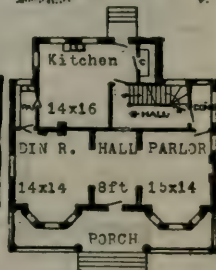
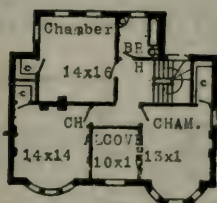
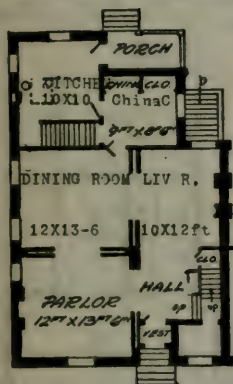
Lakeview Cottage No. 2, design 5288, wide, clean-cut front. Plans \$5.

-288-

ARTISTIC HOMES



Plans \$25.



SECOND-STORY

A CITY HOUSE.—Design 865M;



DOUBLE HOUSE.—Design 418M;



THE WOMAN'S MAGAZINE BUILDING.
HERBERT C. CHIVERS
—ARCHITECT—

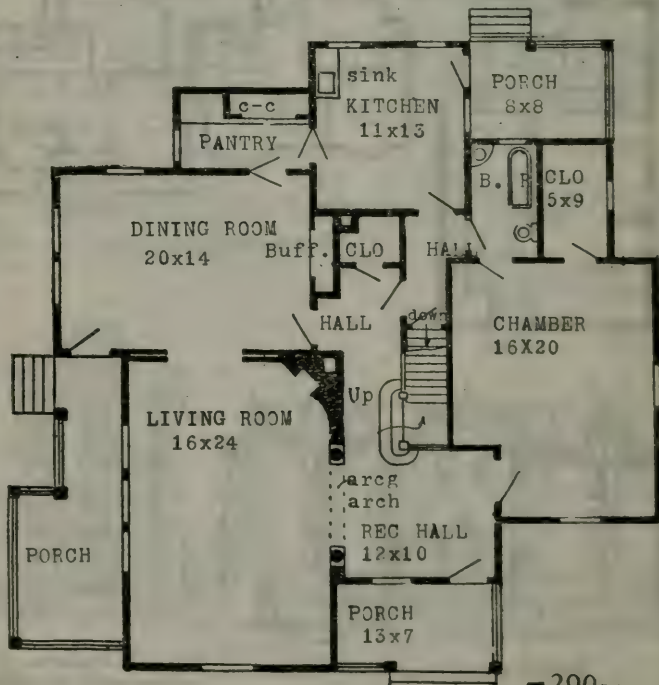
— 289 —

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



STONY POINT COTTAGE.—See page 111.

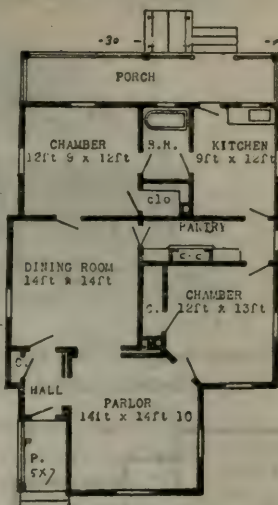


-290-

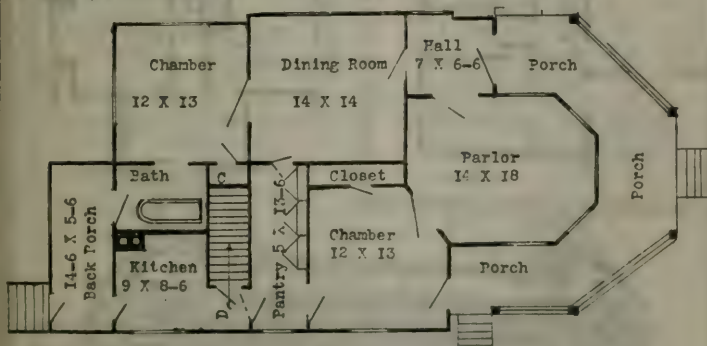
ARTISTIC HOMES



ZORAH COTTAGE.—Design 2401-O: cost in frame, \$692 to \$740; plans, \$5. Special features: Neat, clear-cut attractive exterior; large pantry. Notice the simplicity of the design and yet attractive skylines.



Zorah Cottage No. 1 design 5291-A, story height 9-ft 6. Plans \$5.



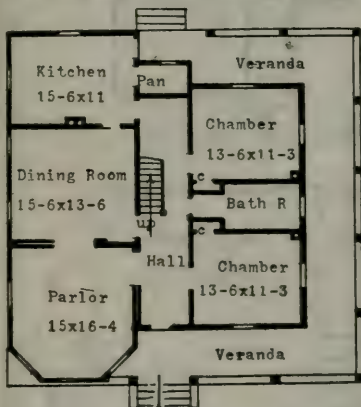
Zorah Cottage No. 2 design 5291-B, Story height 9-ft 6, width 29 ft. Large, well-lighted bay shaped parlor. Plans \$5.

- 291 -

ARTISTIC HOMES

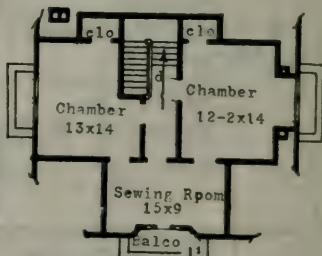


Austin design 5294, story 9-ft 6, width over all 42 ft.
Neat, attractive stained shingle effect. Plans \$10.

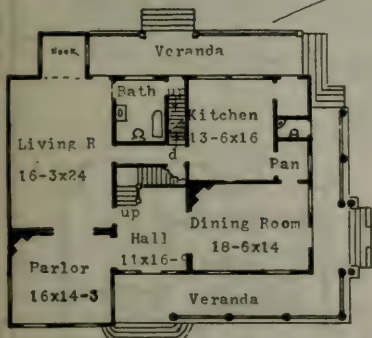


—PUBLIC BUILDINGS—

I have designed churches, schools, libraries, theatres, stores, hotels, banks, etc., all over the U. S., and have a special department for the planning of residences.



ARTISTIC HOMES



Union, Mo., July 20, 19
Herbert C. Chivers, Architect.
St. Louis, Mo.

Dear Sir:—

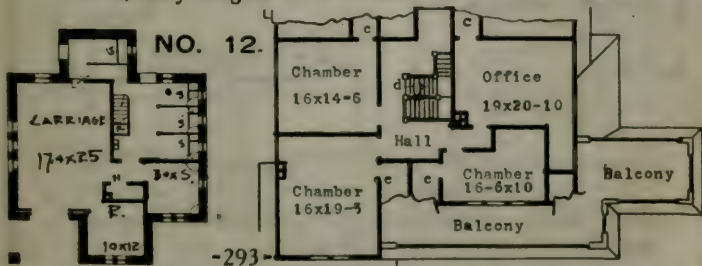
Replying to your favor of the 12th inst. asking how I am satisfied with plans, etc., will state that I could not be induced to build without special plans prepared by you. Your advice alone during the preparation of the preliminary plans has been invaluable to me; and since the erection of my residence, I now am assured that you have directed me in a most thorough manner, in all matters pertaining to the economical arrangement of plan, improved methods of construction, modern design, etc.

My building is said to show up in size, workmanship and design better than some which have cost almost double the amount, and it is generally admired and favorably commented upon by all. I would not build again without specially prepared plans for five times their cost.

Yours sincerely,

(Circuit Clerk) JOHN C. WEIMER.

Prescott design 5293, width over porte-cochere and all 64 ft, story heights 11-ft 6 and 9-ft 6. Plans \$12.



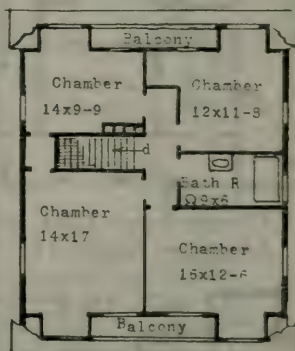
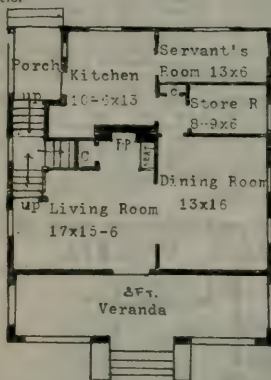
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



- NO FREE SKETCHES. -

ESPECIALLY do we eschew the methods of certain architects who pretend to furnish sketches free, perfect your own ideas without charge, etc. One of two things invariably happens—either you pay in the end far too high for what you receive, or else the architect gives services for naught, and must overcharge other customers to become compensated therefor.



Tulon design 5294, width 43 ft, story heights 9 and 8 ft. Large commodious living room, with wide fire-place. Large front chamber. Combination front and rear stairs. Large porch. Plans \$10.

- 294 -

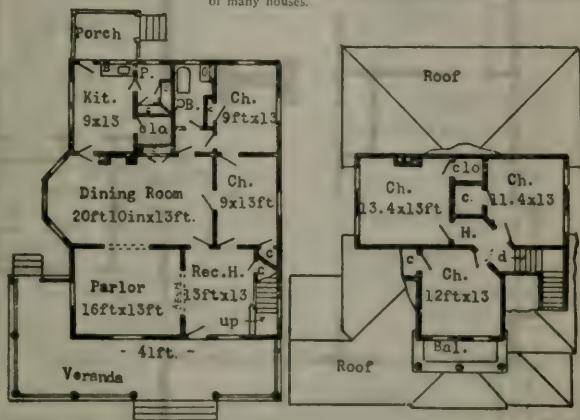
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Competition is the best and only way to get the best figures and is only possible when you have complete plans, details and specifications, from which all can figure alike. ONLY ONE RIGHT WAY TO BUILD.



For artistic, pleasing effects we depend on simple treatment, harmonious outlines and correct proportions rather than much ornamentation, scroll work, festoons, etc., as the lack of the former and the use of these latter have spoiled the appearance of many houses.



The dining-room should be large and well-lighted.

Chemuckla design 5295, story 10 ft. Large dining room. Two chambers and bath on first floor, neat, attractive front. Plans \$10.

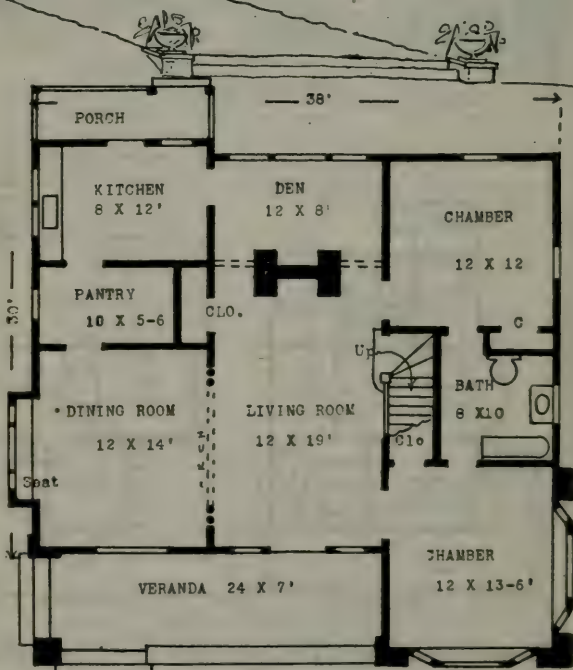
- 295 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



In the Bungalow is the possibility of combining economy in cost with artistic beauty of an almost unlimited degree.



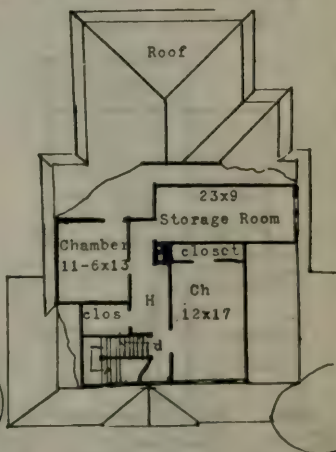
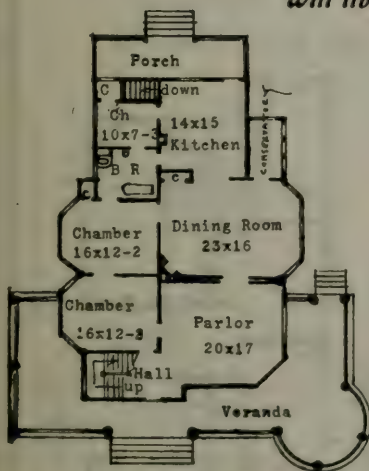
Art Bungalow design 5296. story height 10 ft. Attractive sleeping balcony. Plans \$10. -296-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



*"He who sees only the first outlay
Will live to have more bills to pay."*



Summerland design 5297, width over all 48 ft. Two chambers and bath on first floor, story heights 10 and 9-ft 6. Plans \$10.

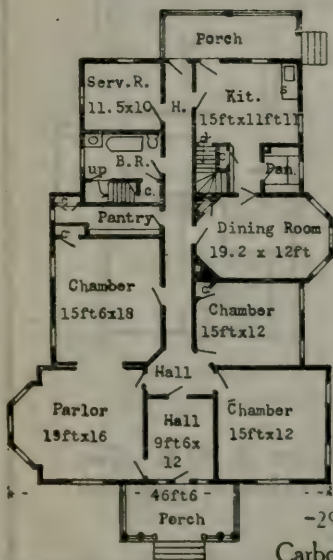
-297-

HERBERT C. CHIVERS CO. ARCHITECTS

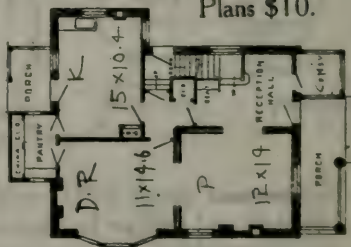
ARTISTIC HOMES



Okeechobee design 5298, story 10 ft. Plans \$10.



Plans \$10.



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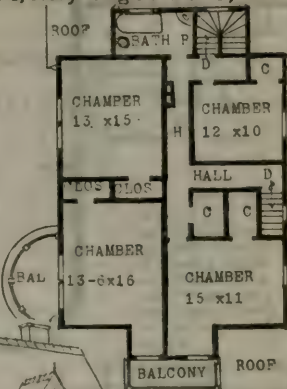
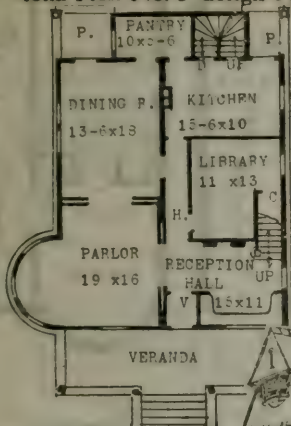
Carbon plan. See exterior page 313.

HERBERT C. CHIVERS CO. ARCHITECTS

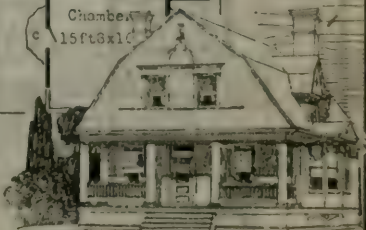
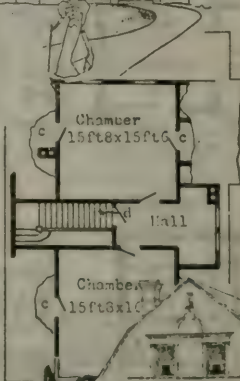
ARTISTIC HOMES

Iona Res. No. 3 design 5299-A, story heights 9 ft 6, cut

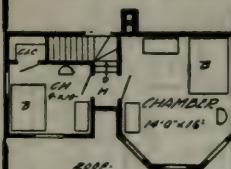
down at roof to 7 ft 6. See Iona page 318. Plans \$10.



Elsdon Res. No. 3 design 5299-B, story heights 9 ft 6 and 9 ft. See Elsdon page 317. Plans \$10.

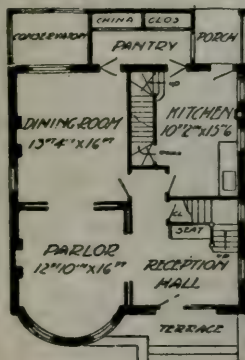
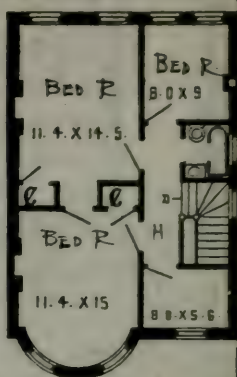
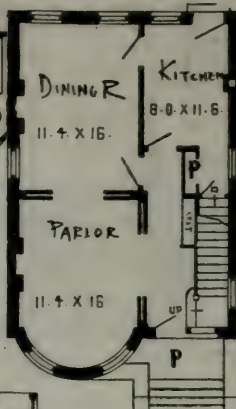


ARTISTIC HOMES



ARMANDA COTTAGE.

Design 1215-O; size
26 x 25 ft. 6 in.; story
heights, 9 and 8 ft.;
special features; com-
pact plan; full story
tower room; plans
\$10; SEE DESIGN
BELOW

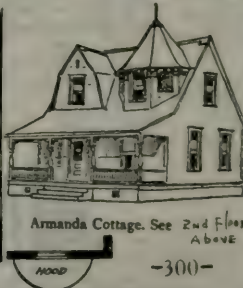
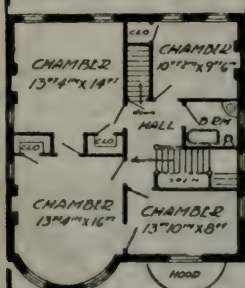


BUFFALO RESIDENCE

Plans \$25.



BUFFALO RESIDENCE.—Design 8251 M.



Armanda Cottage. See 2nd Floor
Above

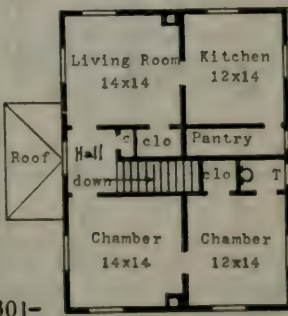
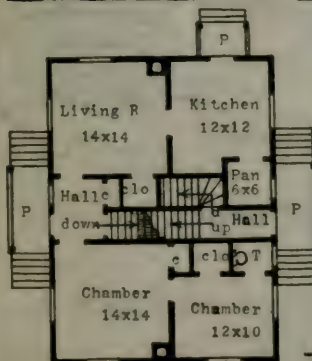
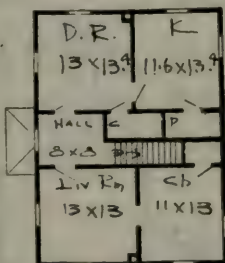
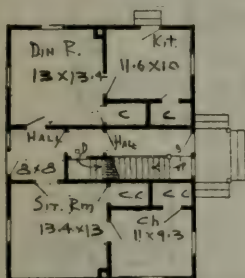


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LEMPSDALE RESIDENCE.—Design 8062-O; cost in frame, \$800 to \$1,098; size 26 x 35 ft. A very good house for speculation. Plans \$10; with water closet on each floor and larger pantry. See page 65.



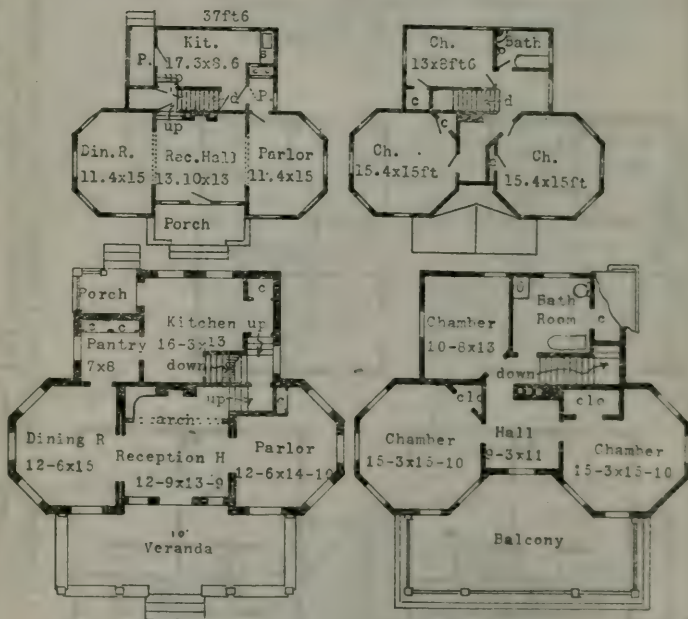
-301-

Lempsdale Cottage No. 2, design 5301, story heights 9-ft 6 each. Plans \$10.

ARTISTIC HOMES



NEWPORT COTTAGE.— Design 1642-N; in frame, \$976 to \$1,089, plans, \$5; width, 29 ft. 4 in. by 29 ft. 4 in.; story heights, 8 ft. Special features: Well-ventilated bay-shaped rooms; large central rocins; unique design; attractive, arched porch; very unique.

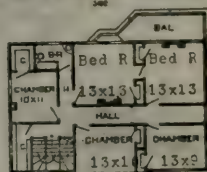
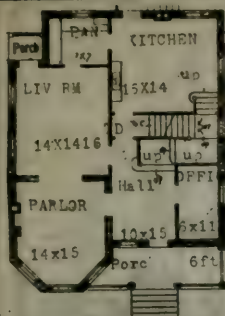


Newport No. 2 design 5302, story 8-ft 6 and 8 ft.
Plans \$5

-302-

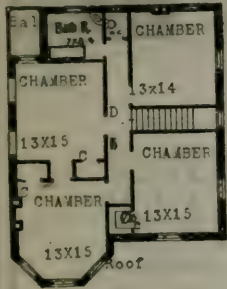
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$10.

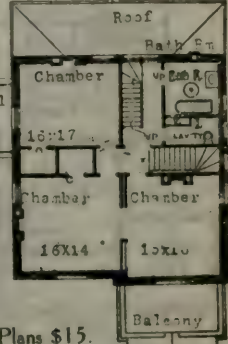
ENGLEWOOD RESIDENCE.—Design 871M; cost in



BELLEVILLE RESIDENCE.—

Design 960-O;

Plans \$15.



Plans \$15.

-303- CAMPBELL RESIDENCE.—Design 6020M

HERBERT C. CHIVERS CO. ARCHITECTS

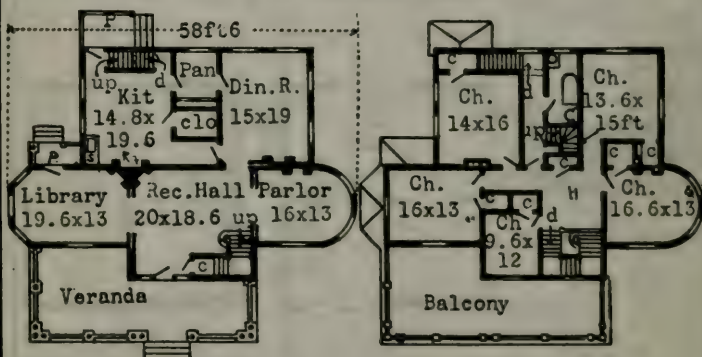
ARTISTIC HOMES

The plans made by you were all right in design, etc.—W. S. Harmsen, Joplin, Mo.



COUNTRY HOME. Design 1005-O; in frame, \$3,390 to \$3,760; plans, \$25; story heights, 19 ft. Special features: Large reception hall, semi-circular parlor, 13 ft. 4 in. by 16 ft.; hall, 13 ft. by 20 ft.; library, 13 ft. 4 in. by 16 ft.; dining-room, 15 ft. 4 in. by 14 ft.; kitchen, 13 ft. 4 in. by 16 ft.; chambers all, 13 ft. 4 in. by 16 ft., with the exception of small chamber, 9 ft. by 10 ft. See page 65.

Plans \$25.



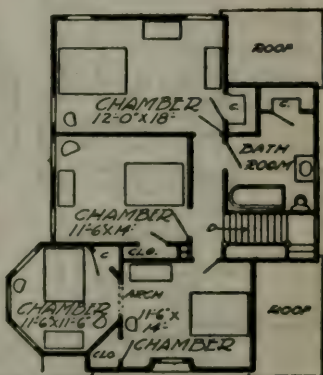
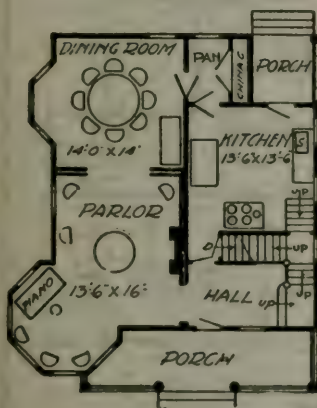
-304-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



WINDFALL RESIDENCE.—Design 100,014M; cost \$2090 to \$2499, plans, \$20; size 29x37; Special features large bay on side, combination stairs, attractive exterior, good corner lot design. See page 65.



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HERBERT C. CHIVERS CO. ARCHITECTS

A black and white line drawing of a complex, multi-gabled house. The house features a prominent central tower with a conical roof and a small cupola. To the left, there is a large gabled section with a dormer window. The front of the house has a wide porch supported by columns. On the right side, there is a smaller section with a gabled roof and a small arched entrance. The drawing is signed 'J. H. 1913' in the bottom right corner.

The image contains two floor plans of a house, labeled 'FRONT' and 'REAR'.

FRONT FLOOR PLAN:

- PORCH:** Located at the top right.
- KITCHEN:** 13'0" x 12', located at the top center.
- PANTRY:** Located at the top left.
- DINING RM.:** 15'6" x 13', located at the middle left.
- TOILET:** Located between the Dining Rm. and Kitchen.
- RECEPTION H.:** 13'6" x 10', located at the bottom center.
- PARLOR:** 13'6" x 15', located at the bottom left.
- SEAT:** Located in the Reception H. and near the Parlor.
- ARCH:** Located between the Reception H. and Parlor.
- UP:** Stairs leading up, located near the Reception H.
- DOWN:** Stairs leading down, located near the Reception H.
- CL.:** Closet, located near the Kitchen.
- ST.:** Stairs, located near the Kitchen.
- CHINA C.:** China cabinet, located near the Dining Rm.

REAR FLOOR PLAN:

- CHAMBER:** 17'0" x 15'6", located at the bottom right.
- CHAMBER:** 12'6" x 13', located at the middle left.
- BATH R.:** Located at the top left.
- CHAMBER:** 9'6" x 12', located at the top right.
- HALL:** Located in the center.
- ROOF:** Located at the top right and bottom right.
- CL.:** Closet, located near the Chambers.
- DOWN:** Stairs leading down, located near the Hall.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

HE EMPLOYED AN ARCHITECT

HE made a fortune buying lots,
Converting them to pretty spots,
And building pleasant homes to sell—
For Roycroft always builded well,
Substantial, healthy, handy homes;
With arches, gables, peaks and domes,
Piazas, oriels and handsome towers,
Half hidden in the trees and flowers.
Each house was varied from the rest—
Like pretty women, nicely dressed.
He scarce could hold a house till done.
For at least two buyers sought each one.

HOW Roycroft did it, none could learn;
He was so very taciturn.
When dying, Roycroft told his spouse:
The secret: "When you want a house,
Secure an architect at once."
(He who hires himself, a dunce employs.)
The architect may make one door
Serve where you might put in four or more.
He, knowing laws of heat and light,
Devises rooms so all are bright.
Cuts windows just the size and where,
They yield the utmost light and air.

PROVIDES for all things ample space,
Keeping everything in proper place;
Learns what you want before he starts,
Saves adding costly little parts.
Remember, it is not the size—
Arrangement makes the home we prize.
Outside he moulds the charm of "style"
From basement to the topmost tile.
He requires material enough,
Describes the proper sort of stuff,
Everything is clearly specified,
So it is fair to either side.

WHAT is experiment with you,
He knows precisely how to do.
What can be done, with what effect;
What not to do, how to select.
Saves steps for housewives' weary feet,
Supplies control of cold and heat,
No house designed with reckless haste
But with distinctiveness and taste.
No tearing-down and building twice,
With "changes" at a fancy price.
Your house will rarely cost you more
Than you have calculated on before.

THE first house I built, I recollect.
I had an amateur architect.
And many often asked me what
Had happened to that vacant lot.
Was it an air-ship that had lit
Or simply an architectural misfit?
I patched that house and there it stood
Reflecting on the neighborhood,
Till Providence, in righteous ire,
Redeemed its ugliness with fire.
My buildings, subsequent, were wrought
On paper first, with thorough thought.



THE architect is a prophet
who fulfills his own predictions. He foretells the exact formation of a palace or a cottage, a church or a sky-scraper where there is only vacant ground. He conceives to the minutest detail a structure while yet the stone is in the quarry, the bricks are but clay and the lumber is in the tree. Before a dollar has been expended in segregating these materials he has counted the cost and announced the day on which the building will be ready for occupancy.

His client, beholding that the architects' former predictions have come to pass, trust him implicitly and provides the means by which the conception of the design shall come into being.

James Russell Lowell says in the Bigelow Papers: "Don't ever prophesy unless you know," and here is where it is important to select an architect who knows. Guess work in building does not pay. Guessing at cost, guessing at time, guessing at appearance and solidity are expensive weaknesses in an architect, that is for the man who pays the bills.

My success is due to my ability to submit a design which embodies the ideas of my client wrought into a plan beyond his conception.

My accumulated information, corrected to date, may be relied upon by every client when a positive order is given in advance, thereby justifying my personal attention on matters of exact cost, design, plan arrangement, etc.

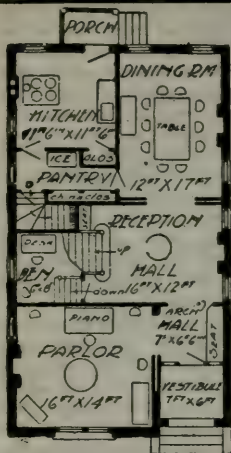
It is to this accumulated information and my staff of thoroughly-trained assistants that I owe the position which I occupy in the profession. Each man assistant in my employ being a specialist, thoroughly competent and reliable in the performance of the task assigned to him.

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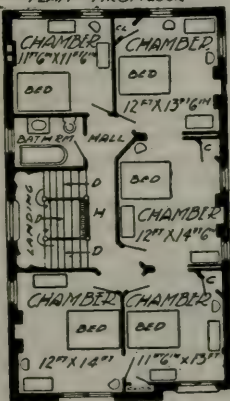
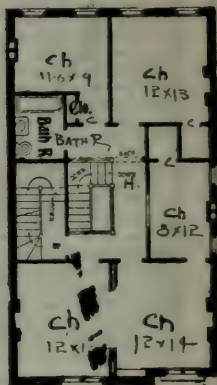
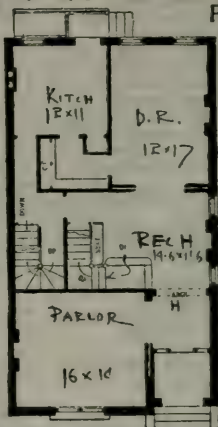
ARTISTIC HOMES

TROY RESIDENCE.—Design 8272-M; in frame \$1,800 to \$2,000; in brick \$2,600 to \$3,500; plans \$25. See plan on opposite page.

Plans \$25.



PLAN OF FIRST FLOOR



PLAN OF SECOND FLOOR

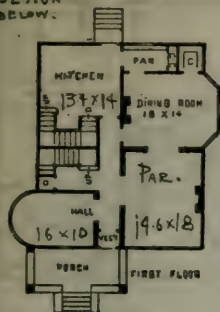


Plans \$25.

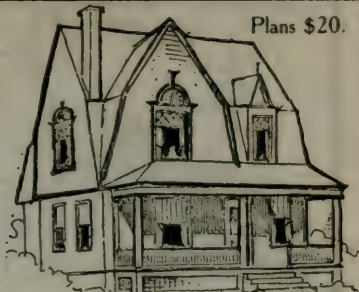


ARTISTIC HOMES

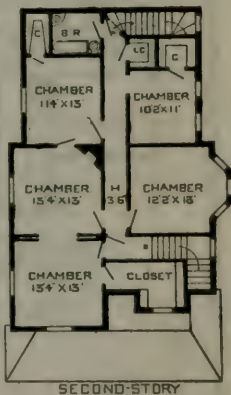
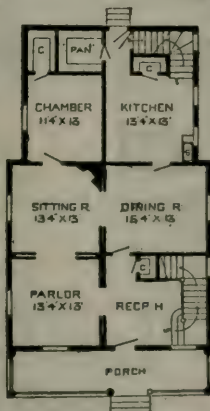
DESIGN
BELOW:



Plans \$20.



Plans \$15



ETNA RESIDENCE.—Design 876N; in



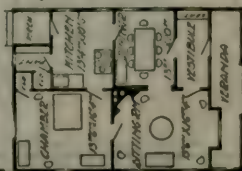
EFFNER COTTAGE.—Design 2332M



ORANGE GROVE RESIDENCE.—Design 1045 M;

PLANS ABOVE.

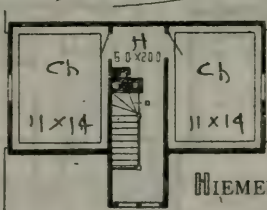
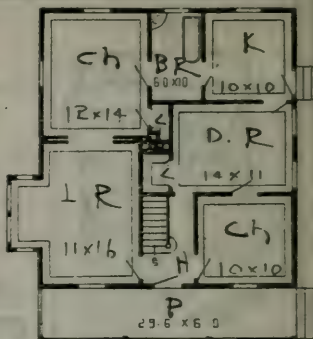
-309-



Plans \$5.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$10

NIEMENSDALE COTTAGE.—Design 9070M

SELDON HUTCHINSON, President
A. SOGA, Vice-President.

G. W. PARK, Cashier
J. B. MORTON, Asst. Cashier

Jackson County Bank

Reverendwood, N. C.

Mr. Herbert C. Chivers

Dear Sir

I enclose clipping from local paper which is a fair sample of the compliments of the people generally

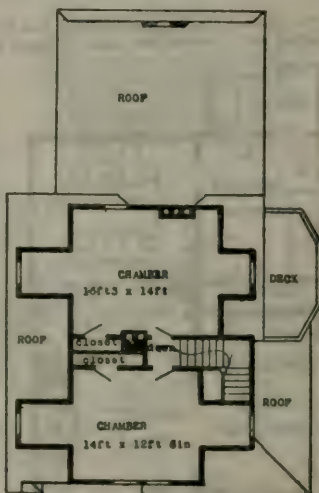
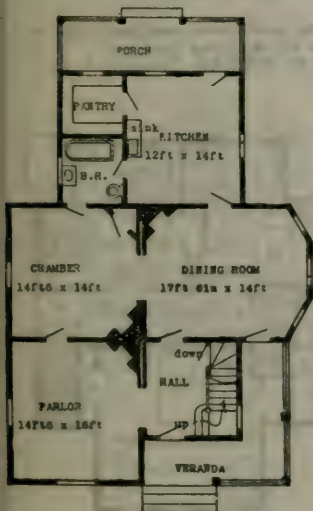
Yours very truly
-310- E. W. Park

Star which is prominent yet. Mr. G. W. Park has his new residence well on toward completion and he has a home which excites the envy of all who see it. It is a structure combining rare beauty with perfect convenience and located as it is in one of the prettiest portions of town, it is a very desirable residing place.

ARTISTIC HOMES

The plans you sent were correct in every respect and the work on them something to be admired.

IRA LAUT, Wenona, Ill.



BRUNSWICK RESIDENCE. — Design 1909-N; cost, \$1,180 to \$1,390; plans, \$10. Special features: Convenient bath-room; large dining-room; neat exterior; attractive chimneys and dormer windows; large bath-room.

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HERBERT C. CHIVERS CO. ARCHITECTS

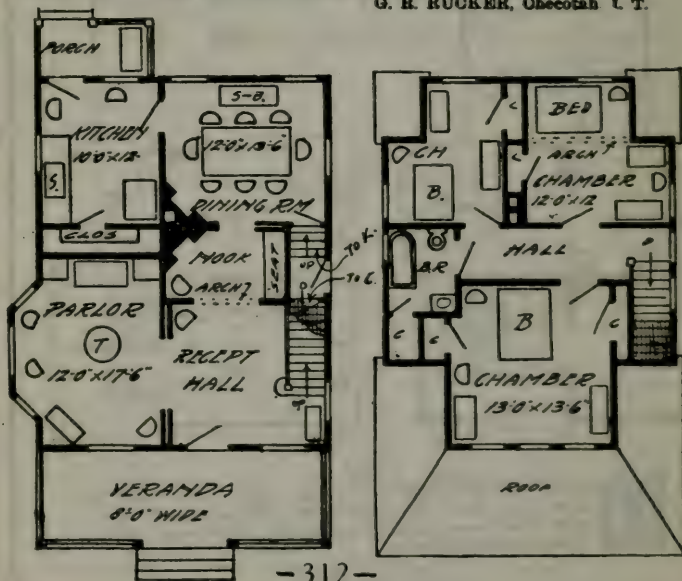
ARTISTIC HOMES



OAKLEY COTTAGE.—Design 1213M; size, 23 ft. 6 in. by 31 ft. 6 in.; story heights, 10 ft. and 9 ft.; special features: Nook, side entrance, large reception hall, attractive exterior; cost, \$1,269 to \$1,398; plans \$10. See page 65.

The special plans, specifications and full size details were well worth the investment and I would not build without plans for ten times their cost.

G. B. RUCKER, Obecotah, I. T.



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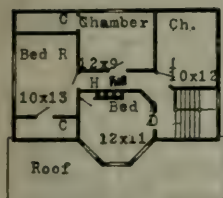
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$5.

MADISON COTTAGE.—Design 40M;



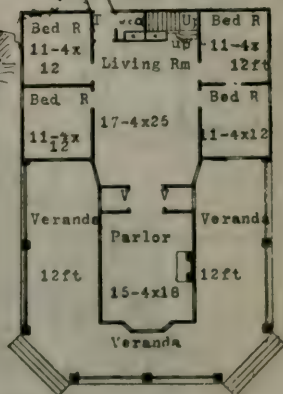
Plans \$5



Carbon design.

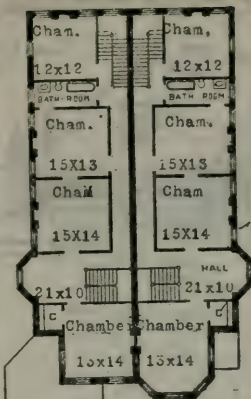
Plans \$10.

See plan page 298.

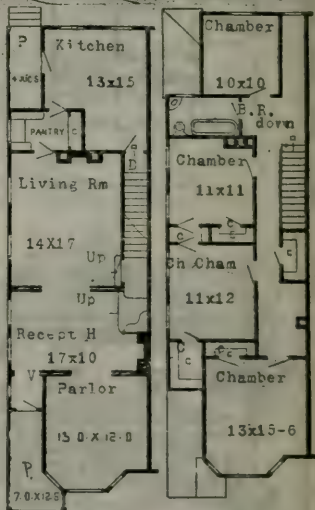
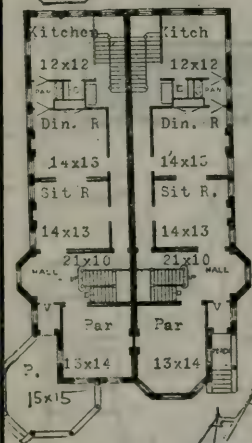


-313- PASDELOUP COTTAGE.—Design 1973-O.

ARTISTIC HOMES



Plans \$25



MONROE RESIDENCE.—Design 8061-O.

Plans \$25.



-314-

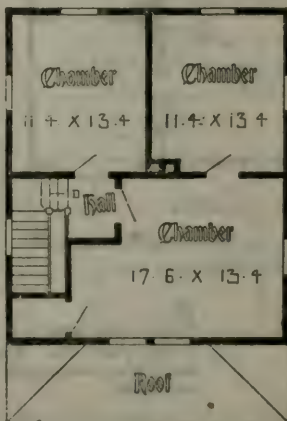
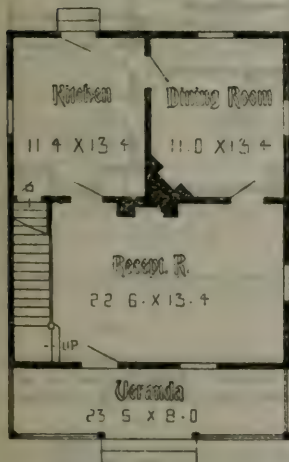
LYRIA.—Design 8255M;

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



REMONT COTTAGE.—Design 1959-N; in frame, \$998 to \$1,240; plans, \$5; width, 23 ft. 10 in. by 28 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft. cut down by roof at walls to 5 ft. 6 in. Special features: Large spacious living-room; neat simple exterior.



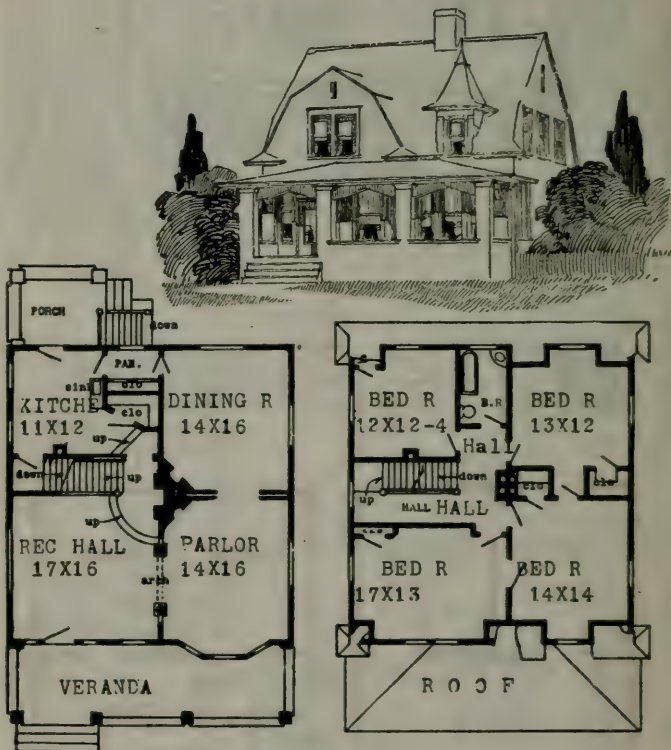
-315-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

We moved into our new home in Oct. We are well pleased. A great many people admire our home and think it artistic and beautiful.

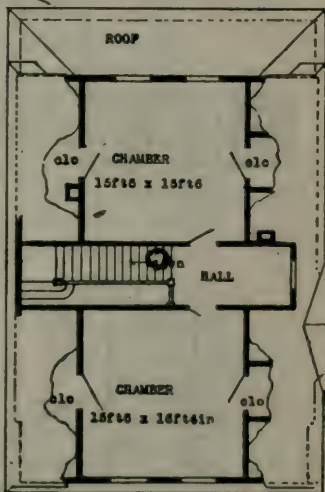
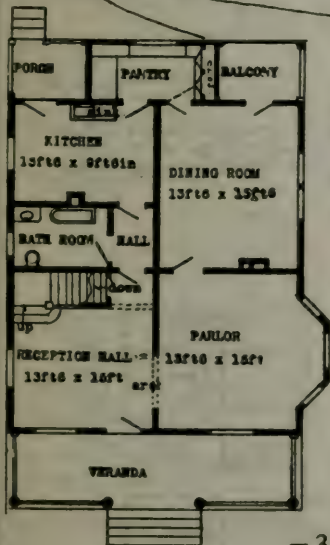
JOHN S. MORRIS, Westport, Ind.



EDON RESIDENCE.—Design 1927-N; cost in frame, \$1,492 to \$1,590; plans, \$10. Special features: Attractive landing at stairs; wide veranda; bay to parlor; good closet space; combination stairs.

ARTISTIC HOMES

THERE is one way, and one way only, to determine exactly what a house will cost at a particular time in a given locality, and that is to get the actual bids from responsible builders based on complete plans and specifications.



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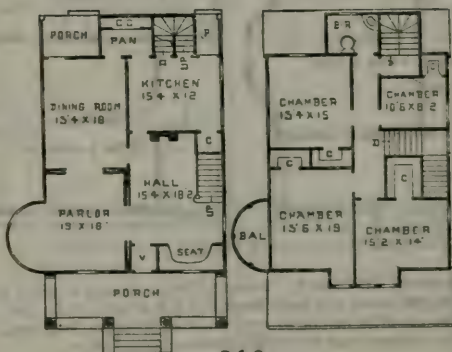
LSDON COTTAGE. - Design 1784-N; cost in frame, \$ 1,040 to \$1,289; plans, \$10; story heights, 9 ft. 6 in. and 9 ft.; full story; no cut-off of ceiling by roof. Special features: Bath-room close to kitchen; large full-story rooms on second floor.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



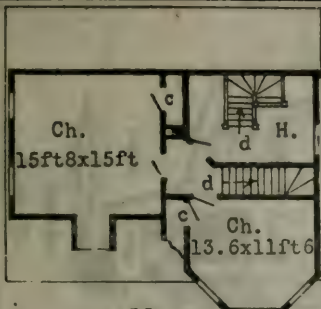
ONA RESIDENCE.—Design 1532-N; cost in frame, \$1,459 to \$1,789; plans, \$15; width, 30 ft. 4 in.; width over all, 36 ft.; story heights, 9 ft. 6 in., cut down at roof to 7 ft. 6 in. Special features: Large reception hall.



-318-

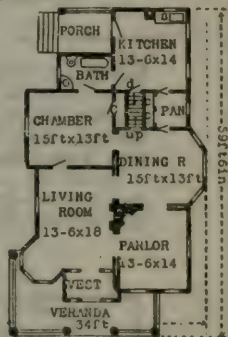
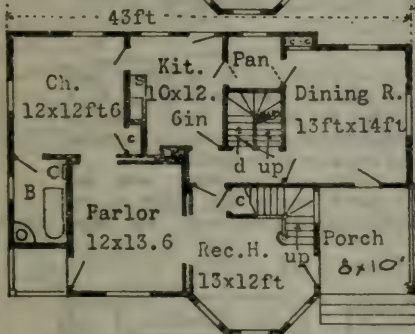
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

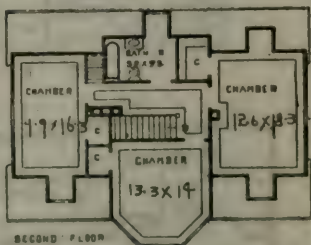
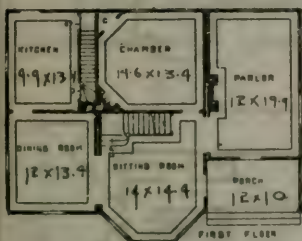


Plans
\$10

Loco Plan
No. 2



Moscow No. 2 design 5319, story heights 9-ft 6 and 9. See design page 320. Plans \$10.



MOSCOW.—Plan No. 3; cost, \$1,300 to \$1,600; plans, \$15. See pages 596 and 65.

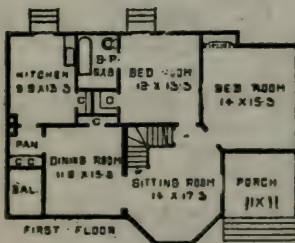
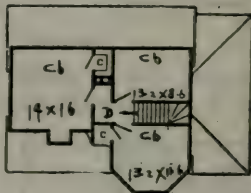
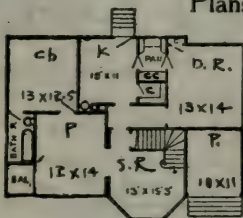
ARTISTIC HOMES



MOSCOW COTTAGE.—Design 1553-O; in frame, plan No. 1, \$1,298 to \$1,499; plans, \$10; width over all, 45 ft. 6 in.; story heights, 9 ft. 6 in.; full story in tower. Special features: Plain, well-proportioned exterior; easy to build; free from "gingerbread" and excessive ornamentation.

Moscow No. 4, Gage design, same as above, with rear stair where marked "C" next to pantry; with closet to rear chamber; with rear stairs landing in store room. See pages opposite

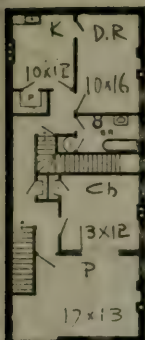
Plans \$10.



-320-

MOSCOW.—Plan No. 5; cost, \$1,200 to \$1,500; plans \$10.

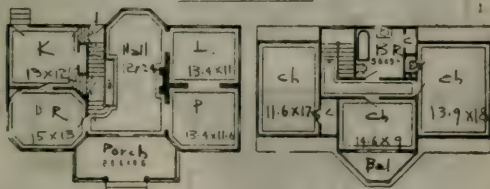
ARTISTIC HOMES



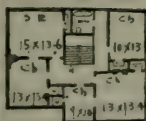
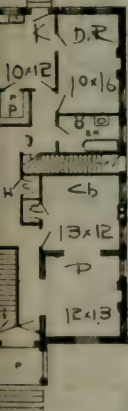
JOLIET RESIDENCE.

Design 1873M; in frame, \$1,790 to \$1,890; plans, \$15; width, 45 ft 6 in. by 24 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (front chamber is full-story, others cut down at front and rear walls to 5 ft.)

Special features: Large reception room, with bay and wide fire place and broad seat opposite; angular windows onto porch from parlor and dining-room; combination stairs. See page 65.



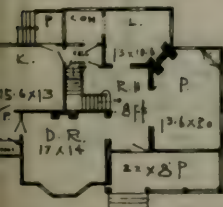
Plans \$20



Plans \$30

COLONIAL RESIDENCE.—Design 860M.

TRICK FLATS.—Design 4080-O.



PINELAWN RESIDENCE.—

(For Pinelawn No. 2 see page 699.) —Design 2038M. — 321—

HERBERT C. CHIVERS CO. ARCHITECTS

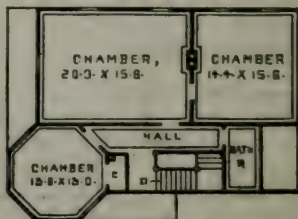
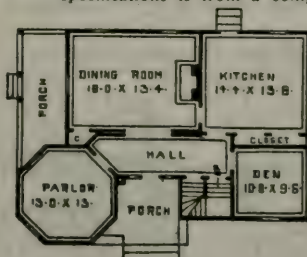
ARTISTIC HOMES



MONTGOMERY RESIDENCE.—Design 4898-N; cost in frame, \$1,200 to \$1,400; plans, \$7.50; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story. Special features: The building looks well in stained shingles; well-lighted and ventilated parlor.

— BUILDER AND ARCHITECT —

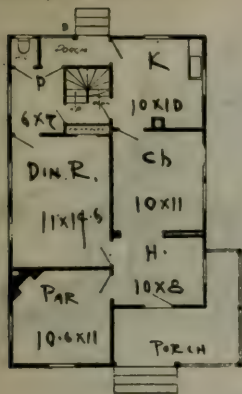
YOU don't go to a blacksmith for watch repairs; to a tailor for dentistry, or to a lawyer when you wish plumbing done. The proper place to get a set of reliable plans and specifications is from a competent architect.



-322-

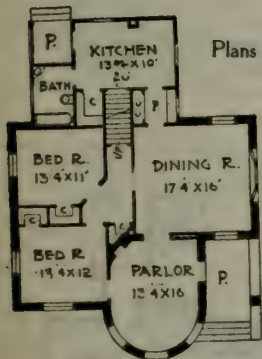
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$5.

FAIRFIELD COTTAGE.—Design 7151-N.

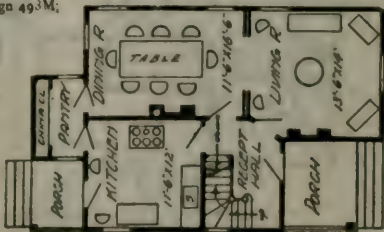


Plans \$10.



CREOLA COTTAGE.—Design 1220M,
24 ft. 6 in. by 22 ft. 6 in. story heights 9

FT. SNELLING COTTAGE.—Design 493M;



CREOLA—

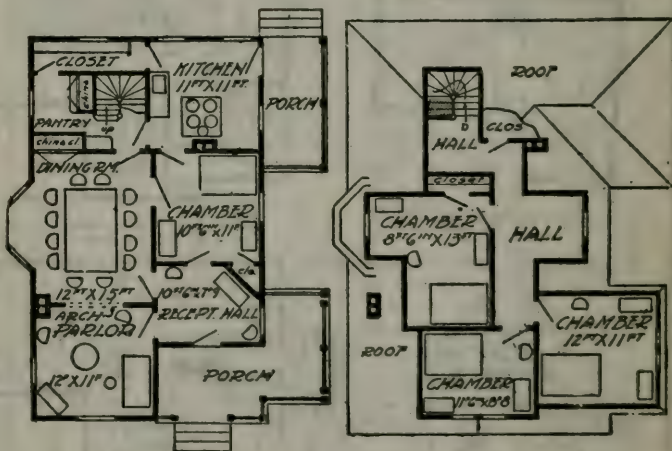
-323-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



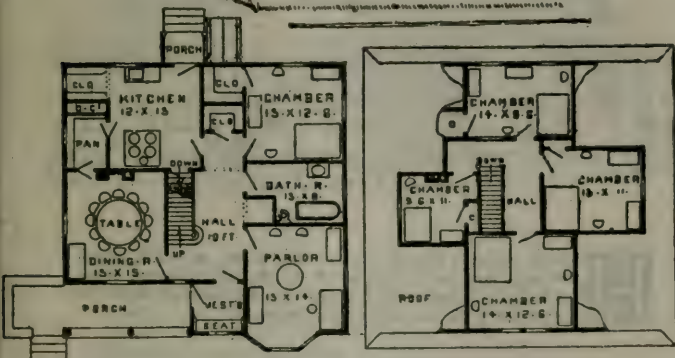
KIMBALTEN COTTAGE.—Design 2338M; cost, \$1,098 to \$1,199; plans, \$8; special features: Large dining-room. See page 65.



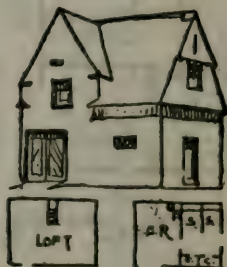
-324-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



JORDONVILLE COTTAGE—Design 3422M; cost in frame \$1,390 to \$1,480 plans \$10. See page 65.

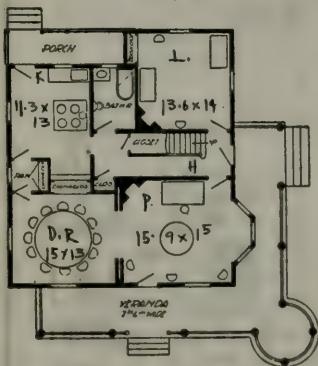


-325-

ARTISTIC HOMES



ARRIS.—Design 2333-N; cost in frame, \$1,480 to \$1,590; plans, \$10; story heights, 9 ft. 6 in. and 9 ft. Special features: Wide verandas; large parlor; front rooms full story; front of house is not cut up by the customary reception hall.



-326-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



NEW CASTLE COTTAGE. — Design 890-O; in frame, \$1,195; plans, \$15. New Castle No. 2, Cramer design, same as shown with stairs from kitchen to attic, with 13 ft. 6x10 ft. 6 in. kitchen, with 8 ft. 6x8 servants room, with fire-place in dining-room, opposite bay and not in parlor: See index for Wagoner design. See page 65.



-327-

ARTISTIC HOMES



Newcastle No. 2 design 5328-B,
page 327. Plans \$15.

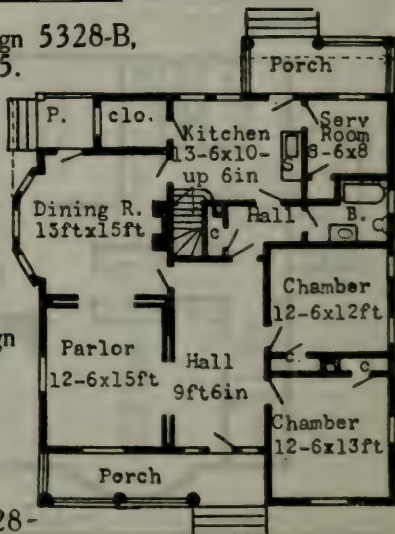
10-ft story.

Newcastle No. 3 design
Story heights 10 ft.

5328-A.

See page 327.

-328-



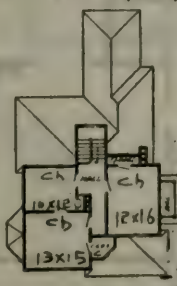
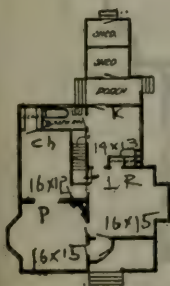
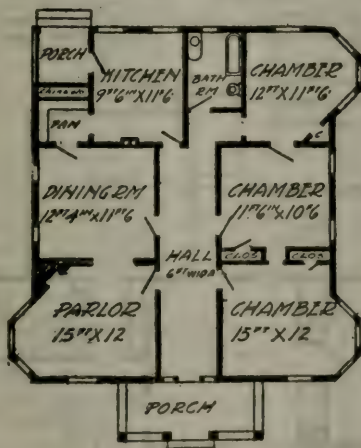
Ponca City, Okla., Oct. 12, 1900.
Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:—
Replying to your favor as to how I value
your architectural service, will state that I am
pleased with the prompt manner in which you
answer questions, etc., and expect to do more
business with you in the future.
Yours truly,
GEORGE T. McCANDLESS,
Asst Cashier, Citizens Bank of Ponca City.

ARTISTIC HOMES



CEDAR COTTAGE.—Design 2344M; cost, \$1,098 - \$1,190. Plans, \$10. See page 65.



CUERO.—Design 21-O; cost, \$1,798 to \$1,499; size, 32x50 ft. 6 in., width over all, 35 ft.; story heights, 9 ft. 6 in. and 9 ft.; plans, \$10. See page 65.

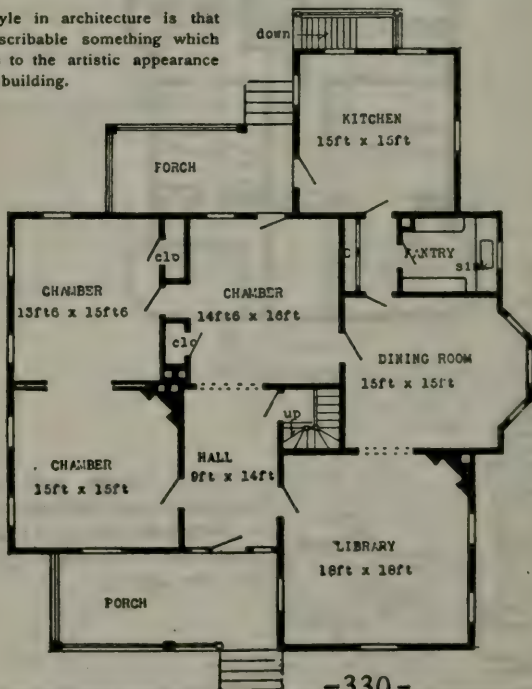
329-

ARTISTIC HOMES



SPOTTSVILLE COTTAGE.—Design 1788-N; cost in frame, \$1,192 to \$1,240; plans, \$10; 10 ft. and 9 ft. stories. Space for five rooms above.

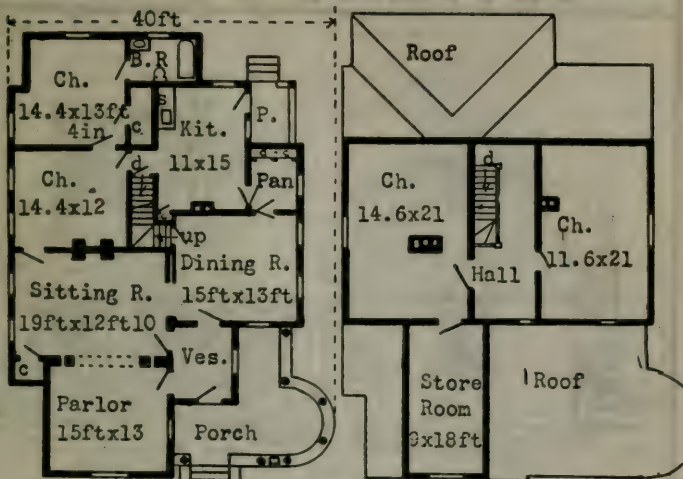
Style in architecture is that indescribable something which adds to the artistic appearance of a building.



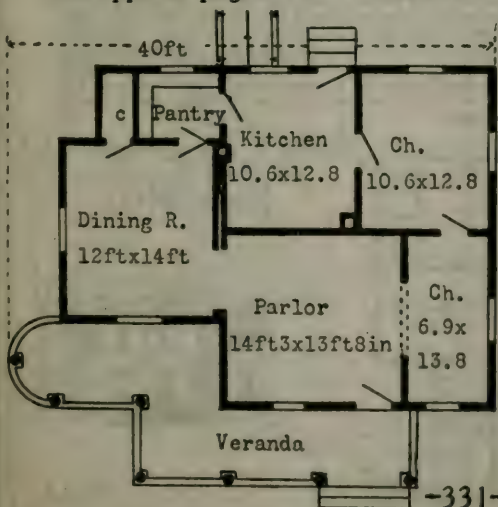
-330-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



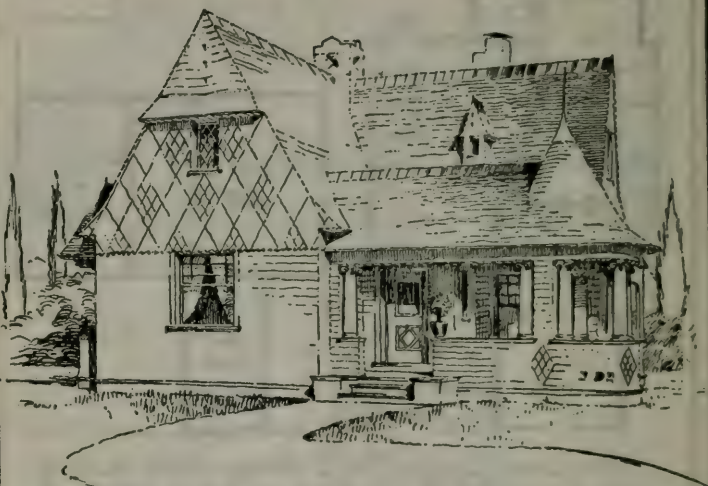
Silver Lake Cottage No. 2 design 5331-A, story 9-ft 6 and 8-ft 6, cut down to 4-ft 6 side wall. See opposite page 332. Plans \$10.



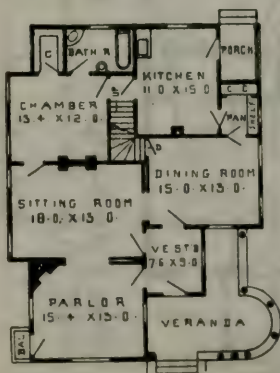
Silver Lake Cottage No. 3 design 5331-B, story 9-ft 6. See opposite page 332.

Plans \$10.

ARTISTIC HOMES



SILVERLAKE COTTAGE.—Design 7048-N; in frame, \$1,292 to \$1,496; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Large porch and vestibule. Silverlake No. 2, Livingston design, with no fire-place in parlor; with an additional 14 ft. 4x13 ft. 4 in. chamber at rear, with bath connection. House 36x54 ft. in size. Luzon design No. 3, same as above, but reversed, with porch across front, with 7x14 ft. alcove at side of parlor and no fire-place, bath-room or rear stairs.



Silver Lake design 5332.

Plans \$10.

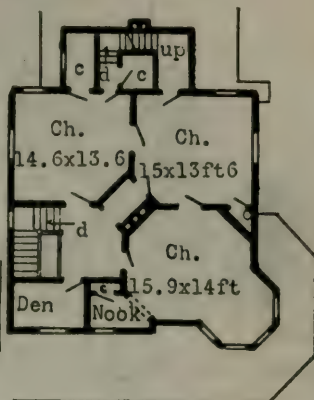
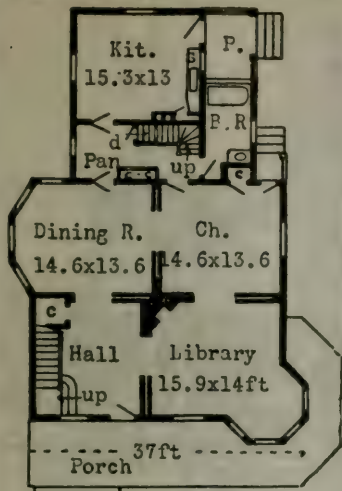


Sketch

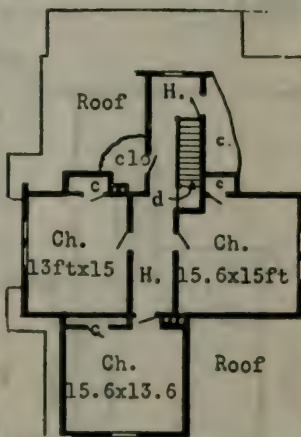
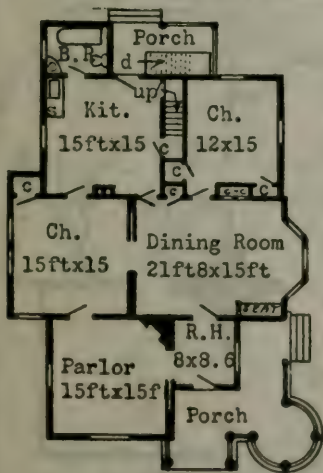
-332-

ARTISTIC HOMES

Style in architecture is the accepted opinion of a select few as to appropriate shape, color and construction of a building.



Norman Cottage No. 2 design 5333-B, story heights 10-ft 8 and 9 ft. Plans \$10.



-333-

Enon residence No. 2 design 5333-A, story height: 10 and 9 ft. See reversed design on page 584

(use mirror, see page 1023). Plans \$10.

ARTISTIC HOMES

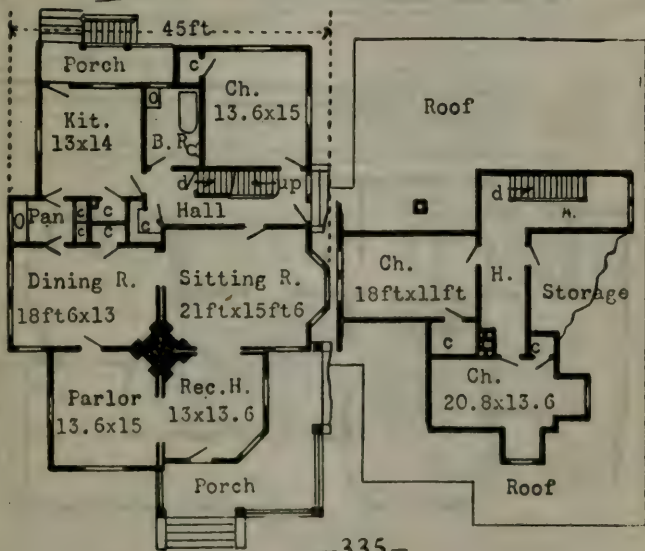


ORMAN COTTAGE.--Design 2092-N; cost, \$1,329 to \$1,698; plans, \$10; story heights, 10 ft. and 9 ft. Special features: Attractive exterior; economical fire-place arrangements; four chambers above. The plan can be had with less ornamental exterior.



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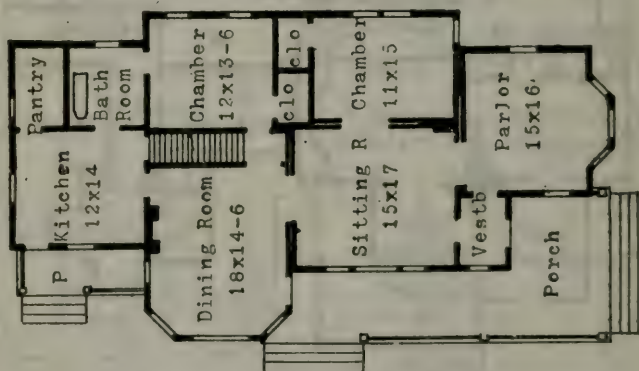
ARTISTIC HOMES



-335-

Norman Cottage No. 3 design 5335, story heights 10 ft and 8 ft 6, cut to 5 ft side-walls. Plans \$10.

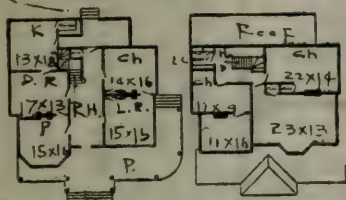
ARTISTIC HOMES



Besson design 5336, story heights 10-ft. 4, width over all 35 ft. Plans \$5. -336-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ZEARING. — Fouts design 8-0;

SPRINGDALE COTTAGE.—Design \$1,480-0; in frame, \$1,699 to \$1,889; plans, \$10; width, 41 ft. 10 in. by 36 ft. 4 in.; width over all, 44 ft. 9 in.; story heights, 10 ft. and 9 ft. 6 in. We have this plan for \$10 with bath-room on first floor, located back of chamber and with pantry between kitchen and rear porch. Also a plan with bay in dining-room, a laundry and fuel room back of bath-room, with porch on two sides of kitchen and four chambers above. See index for Springdale cottage (revised). See Woodfield, Roland and Zearing plan on opposite page.



St. Louis, Mo. Feb. 14, 19

Mr. Herbert C. Chivers,
St. Louis, Mo.

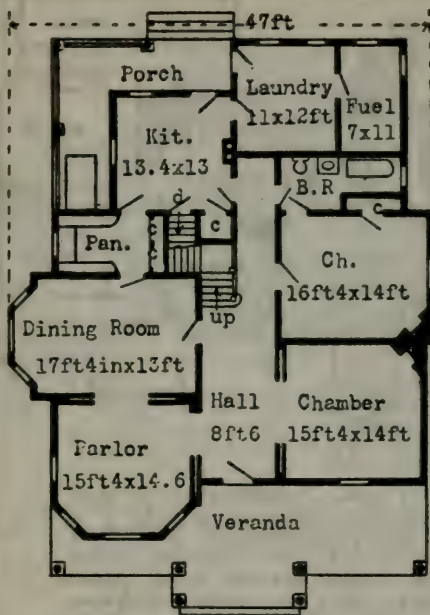
Dear Sir:— Your plans and specifications
are very good and met with my approval.

Yours truly,

-337- *Ed C. Trubold*

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

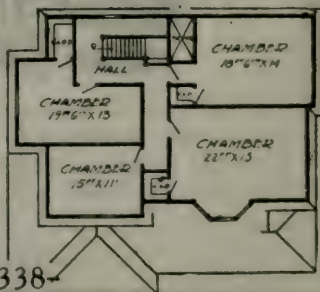
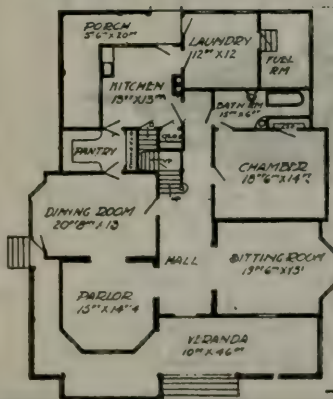


Springdale design No. 4,
cut to 4 ft. Plans \$10.

story heights 10 and 9-ft 6.

Plans \$10.

Springdale Cottage No. 6
heights 10 and 9 ft cut to 5 ft

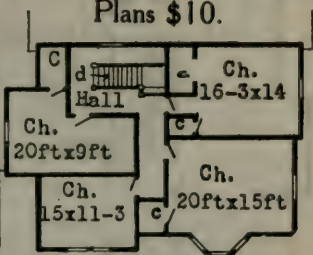
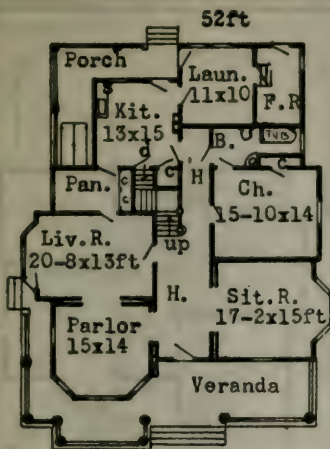


-338-

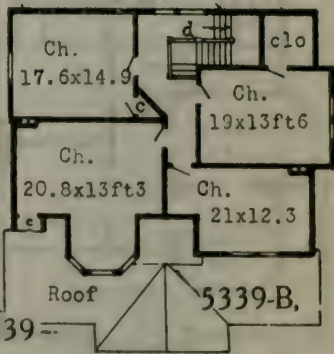
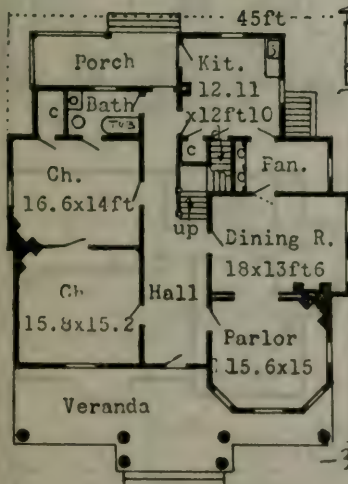
ARTISTIC HOMES

Springdale Cottage No. 5
heights 10 and 9-ft 6 cut
down to 5 ft.

Plans \$10.



5339-A.

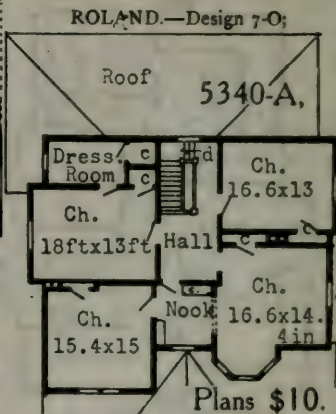
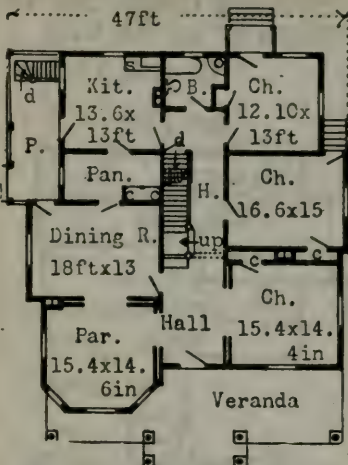


5339-B.

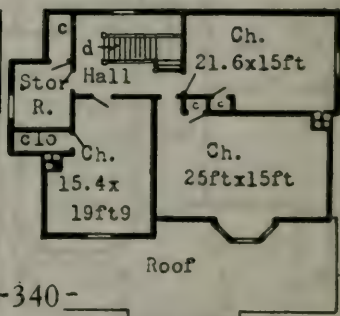
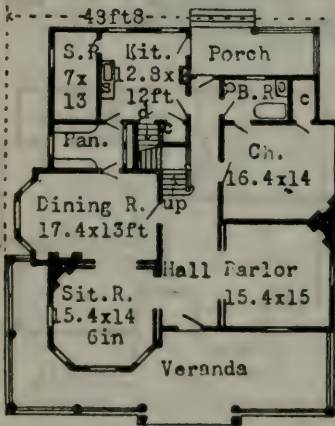
-339-

Springdale Cottage No. 6 design 5339-B, story
-339- heights 10 and 9 ft cut to 5 ft side walls. Plans \$10.

ARTISTIC HOMES



Springdale Cottage No. 10
heights 10 ft and 9-ft 6
cut to 5 ft.

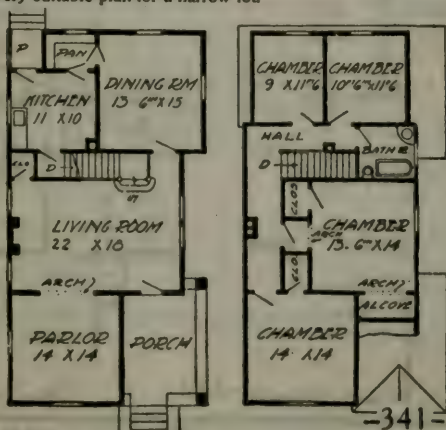


Springdale Cottage No. 3 design 5340-B, story
heights 10 and 9-ft 6 cut to 5 ft. Plans \$10.

ARTISTIC HOMES



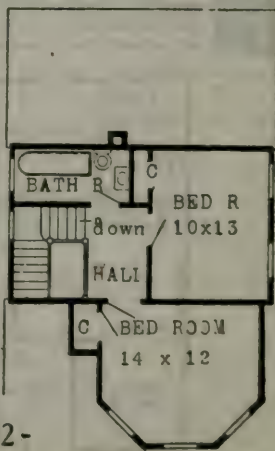
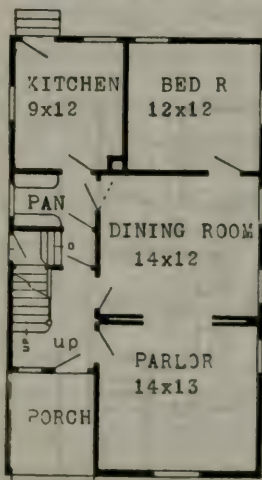
RIGHTWOOD COTTAGE.—Design 2366-N; cost, \$1,290 to \$1,392; plans, \$15. Special features: A neat clean-cut design; front chamber full story height; living-room large and well-ventilated; very suitable plan for a narrow lot.



ARTISTIC HOMES



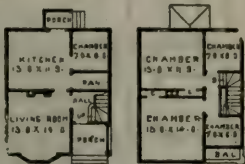
UNIONVILLE COTTAGE.—Design 9066-N; cost in frame, \$1,255 to \$1,340; plans, \$10; width, 22 ft. 4 in. by 39 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Attractive tower-like bay.



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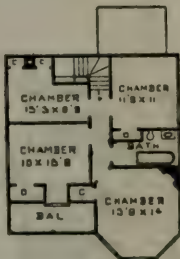
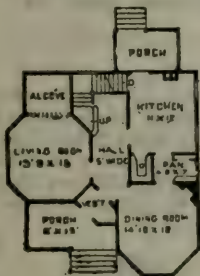
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



RENO COTTAGE.—Design 4230M; in frame, \$45 to \$598; plans, \$7; width, 21 ft. 6 in. by 27 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft. Modifications—See page 65.

House came out all right as per plans furnished by you. Am pleasantly surprised, with general appearance.—D. M. Spicer, Tiffany, Wis.



ALTOONA RESIDENCE.—Design 1570 M; in frame, \$1264 to \$1599; plans, \$15; width over all, 31 ft.; story heights, 9 ft. 6 in. See page 65.

I am very much pleased with the plans sent and will send you a photo of house at an early date.
HARRY SAYLER, Monte Vista, Colo.

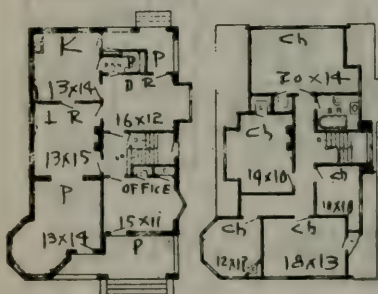
ARTISTIC HOMES



FOWLER RESIDENCE.—Design 1538-O; in frame, \$1264 to \$1500; plans, \$10; width, 24 ft. 19 in. x 40 ft.; width over all, 29 ft.; story heights, 10 ft. and 9 ft. 6 in. Modifications; See index for Fowler plan revised. Can furnish \$10 plans with brick first story and frame second story. (Erkermeyer Design). See page 65.

We are more than pleased with our home. It is complete in every detail. In fact we would wish for no improvement. We feel that we have the most convenient and modern home in Northern Missouri.

S. L. BROCK, (Dry Goods), Macon, Mo.



FLEMING. — Design 25-O; cost same as Fowler in brick and frame, \$1692 to \$2149; size 29 ft. 7 in. x 51 ft. 9 in.; width over all, 36 ft., heights, 9 ft. and 8 ft. 6 in. Plans, \$15. See page 65.



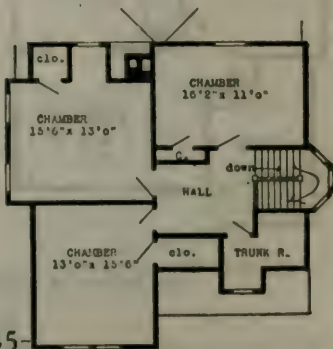
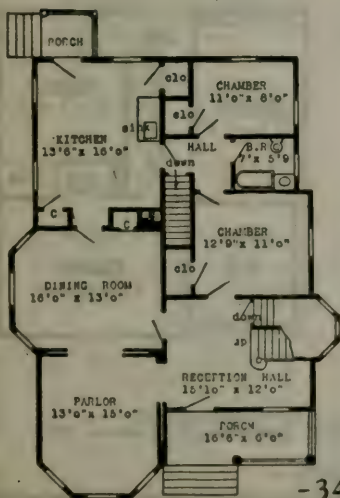
ARTISTIC HOMES



YPSOM RESIDENCE.—Design 1834-N; cost in frame, \$2,390 to \$2,478; plans, \$20; story heights, 9 ft. and 9 ft., side walls cut down to 5 ft. Special features: Large bay-shaped rooms; attractive stairs; large rooms to second story.

STYLE IN ARCHITECTURE

Style in architecture is the distinguishing characteristic that makes a well-designed and symmetrical building acceptable to the well-informed artistic taste.



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HERBERT C. CHIVERS CO. ARCHITECTS

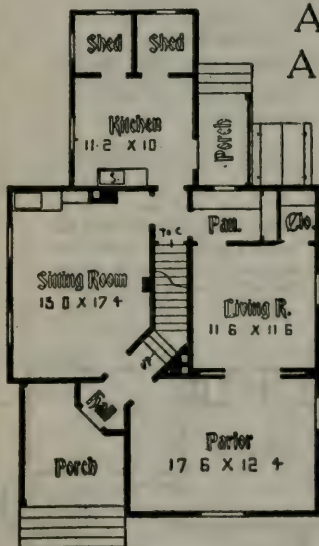
ARTISTIC HOMES



SCIO RESIDENCE.—Design 6009-O; in frame, \$1198 to \$1390; plans, \$10; width over all, 29 ft. 6 in.; See Toledo residence on page 250. See page 65.

ART BUNGALOWS

A Booklet of 100 designs
sent postpaid,
50 cents.



The house which you planned for us is a neat looking affair.
THOMPSON & SIBBEN, (Real Estate), Manistee, Mich.

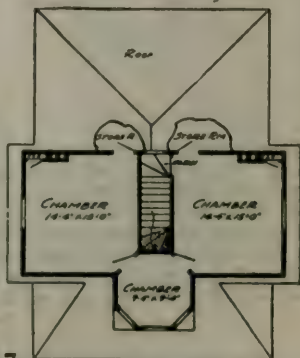
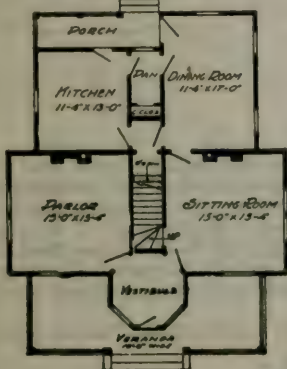
-346-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ARLAN COTTAGE.—Design 9393-N; cost in frame, \$992 to \$1,045; plans, \$10; story heights, 9 ft. and 8 ft. Special features: Plain, neat exterior; nique octagonal vestibule and room above; large, well-ventilated rooms.



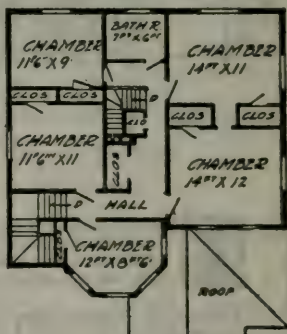
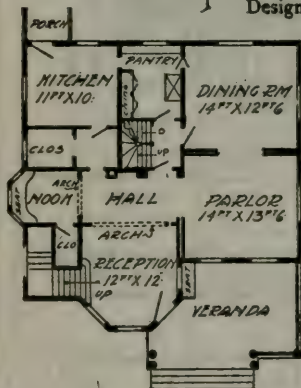
-347-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BREWERSVILLE COTTAGE.—See opposite Design 2366 M; cost \$1,480 to \$1,598. Plans, \$20.



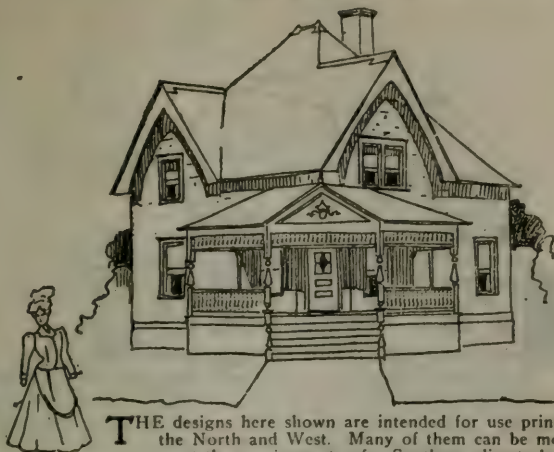
Yours at hand and much pleased to hear from you. My house is not completed. The carpenters will finish sometime this week. The contractor was very slow in getting everything ready, but will say your plans were carried out to the letter, and it is pronounced by everyone a showy house. I thought at first you were exhorbitant in your charges, but now would pay you twice that sum than build without your plans, and to say that I am pleased, is putting it mildly, and as soon as it is completed will send you a photo of it, and hope that I may be able to send you more work.

DR. W. S. BRANDON, Daleville, Ind.

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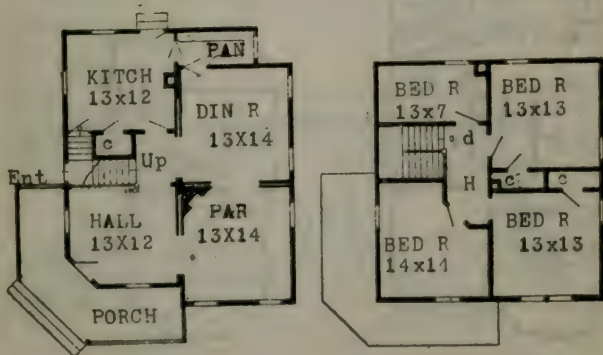
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



THE designs here shown are intended for use principally in the North and West. Many of them can be modified to meet the requirements of a Southern climate by increasing the heights of ceilings, width of porches, size of halls, changing the kitchen arrangements, omitting vestibules, etc.

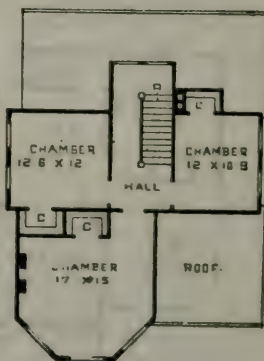
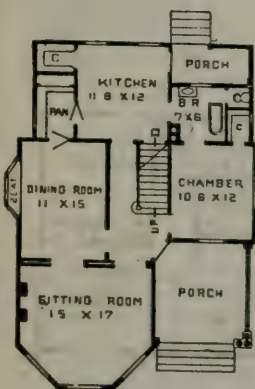
LANCASTER RESIDENCE.—Design 1881M; in frame, \$1698 to \$1790; plans, \$20; width 28 ft. 8 in. x 30; width over all, 36 ft.; story heights, 9 ft. See page 65.



ARTISTIC HOMES



BELMONT RESIDENCE.—Design 6590-O: in frame, \$1590 to \$1998; plans, \$10; width over all, 34 ft.; story heights 9 ft. 6 in.; Special features; Bath on first floor; plain but well balanced design. See page 65.

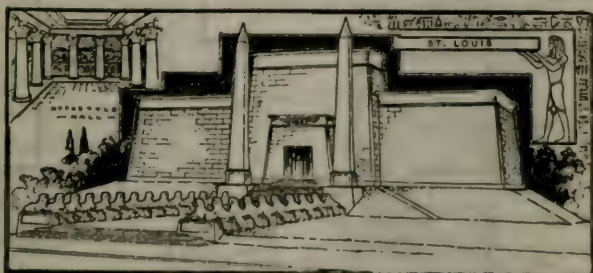
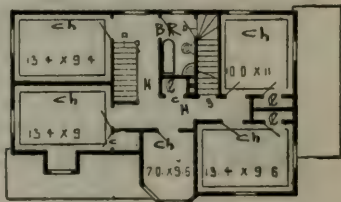
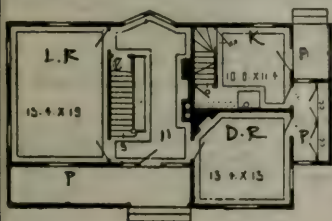


-350-

ARTISTIC HOMES



BROOKLYN RESIDENCE.—Design 1872-N; in frame, \$1,699 to \$1,779; plans, \$15; width over all, 45 ft.; story heights, 9 ft. 6 in.; full story. Special features: Wide, imposing frontage; clean-cut, unique design; attractive reception hall, with bay at rear.



THE WOMAN'S NATIONAL DAILY

—351—

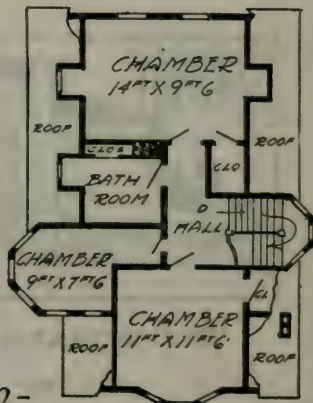
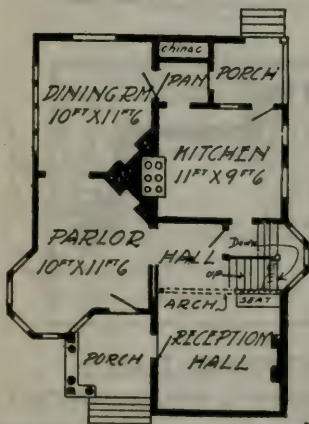
HERBERT C. CHIVERS, ARCHITECT

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ANATAH COTTAGE.—Design 2375-N; cost in frame, \$1,298 to to \$1,390; plans, \$10. Special features: Built-in range and separate vent-flue in kitchen; attractive reception hall; neat clean-cut exterior; full story heights; attractive bay in front.

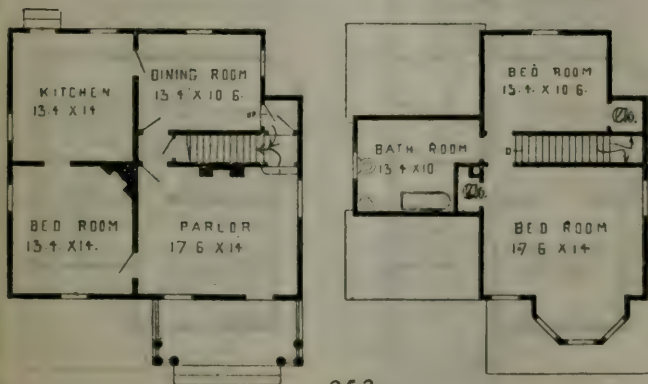


-352-

ARTISTIC HOMES



ARNARD COTTAGE.—Design 9072-N; cost in frame, \$1,232 to \$1,499; plans, \$10; width, 32 ft. 4 in. by 29 ft. 6 in.; story heights, 9 ft. and 9 ft., full story. Special features: Bay in front; large bath-room; unique design. A very compact plan.



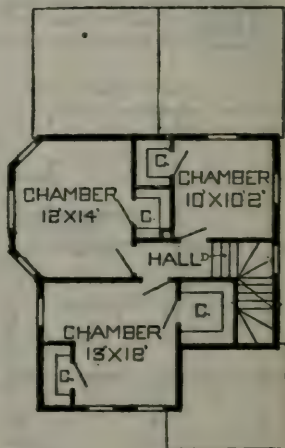
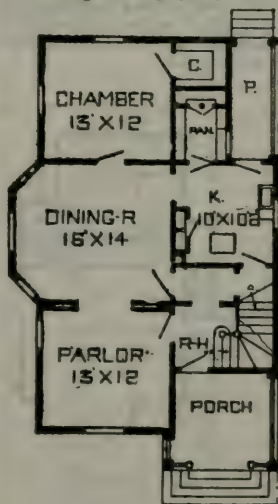
— 353 —

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BIRDSVIEW COTTAGE.—Design 877M; in frame, \$1399 to \$1598; plans, \$10; width over all, 27 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features. Gable, as designed, will look well in stained shingles, with white trimmings. Can furnish a very fine color scheme with this cottage. See page 65. See index for Clinton Cottage.



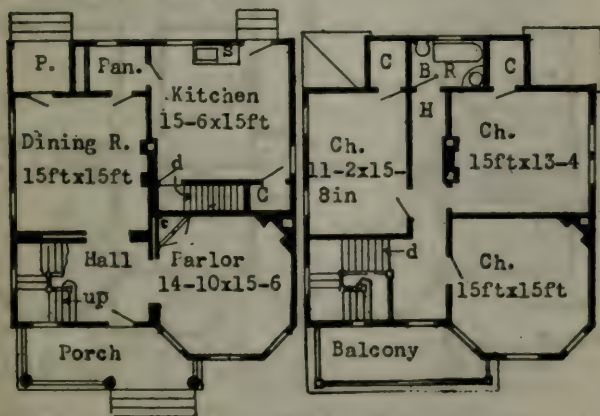
-354-

ARTISTIC HOMES



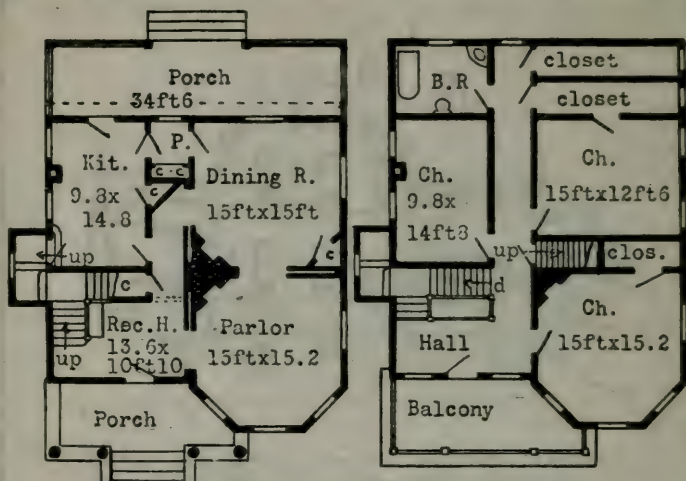
LUXORIA COTTAGE.—Design 1557-O; in frame, \$998 to \$1198; plans, \$10; width over all 29 ft. 10 in.; story heights, 9 ft. 6 in.; Special features: Compact plan; a good chance to build a fireplace in hall at little expense. See page 65,

LUXORIA plan, Mo. 2. Allen design, plans, \$10; with rear stairs; 10 x 14 kitchen; with extra closet and bath room over same and large linen and storage closet over rear porch.

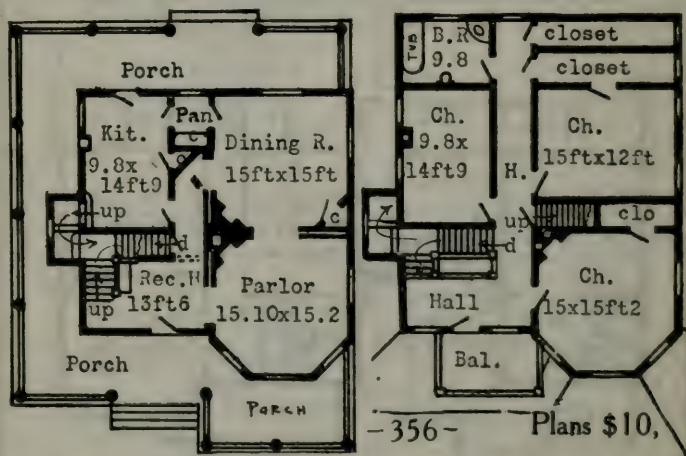


-355-

ARTISTIC HOMES



Luxoria Cottage No. 2 design 5356-A, story heights 10 and 10 ft. See design opposite page 355. Plans \$10.

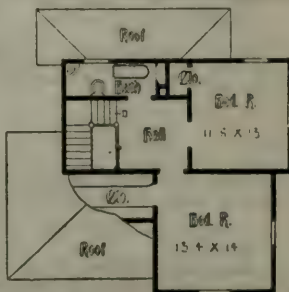
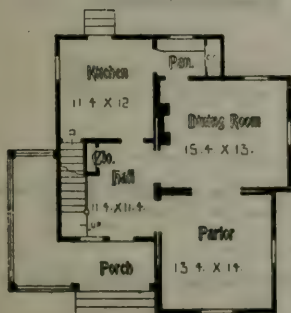


Luxoria Cottage No. 2 design 5356-B, story heights 10 and 10 ft. See design on opposite page 355.

ARTISTIC HOMES

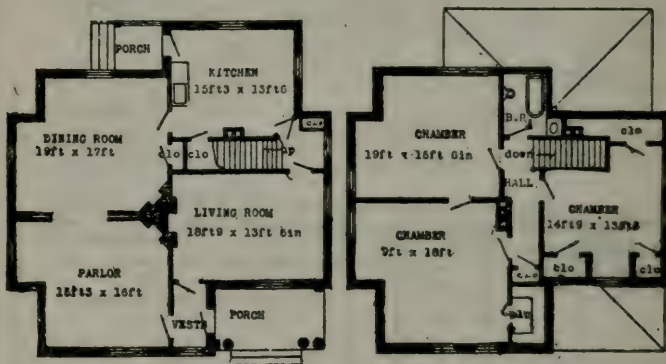


HERRYVILLE COTTAGE.—Design 1958-N; in frame, \$1,396 to \$1,498; plans, \$10; width over all, 34 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story in front chamber. Special features: Simple and practical porch; neat detail work; clean-cut exterior.



-357-

ARTISTIC HOMES



MORO RESIDENCE.—Design 2018-O; cost in frame, \$1,492 to \$1,580; cost in brick, \$2,190 to \$2,390; plans \$20.

I like the plans very much and they have been admired by all to whom I have shown them.—H. S. Scadding, Kelowna, B. C., Canada.

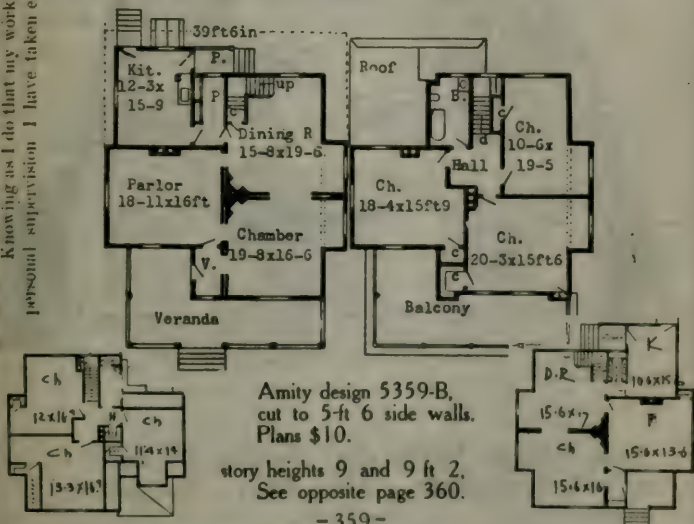
The plans were satisfactory. No trouble whatever in putting house together.—Mrs. T. S. Osborne, Youngstown, Ohio.

ARTISTIC HOMES

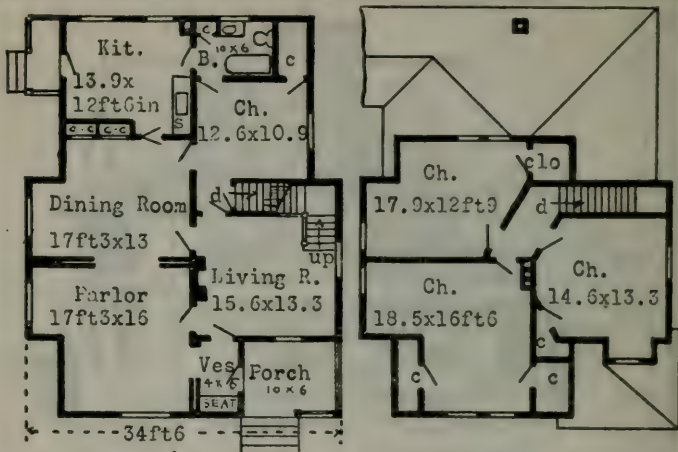
Knowing as I do that my working drawings when they leave the office, go out of reach of my personal supervision I have taken especial pains to make everything very plain and easily understood



Barada design 5359, story heights 9 ft and 9. Full two-story house. See Amity design opposite page 360. Plans \$10.



ARTISTIC HOMES



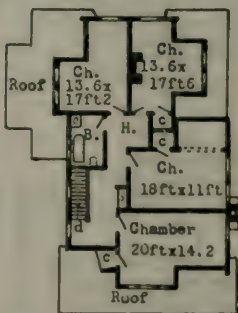
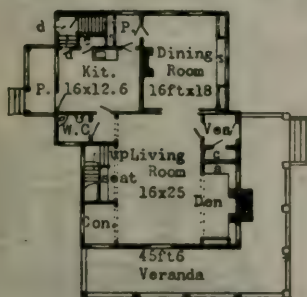
Amity design 5360, story heights 10 and 9 ft cut to 6 ft side-walls. Plans \$10. See opposite page.

- 360 -

ARTISTIC HOMES



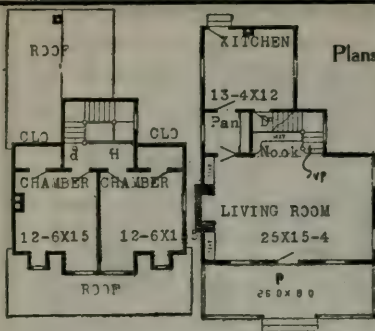
Piera design 5361, story heights 9-ft 6 and 9 ft. Extreme width 52 ft. Large attractive living room, with fire-place, ingle-nook and conservatory. Plans \$10.



I send you herewith small "Kodak" picture of house. I had no fault to find with your plans, whatever. Your success evidently comes in thoroughly understanding your business.

CHAS. B. YEATON, Boston, Mass.

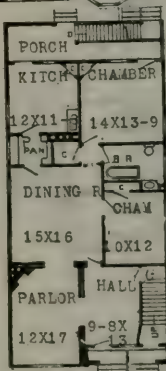
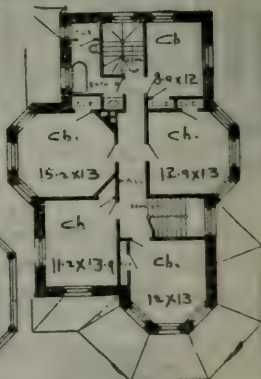
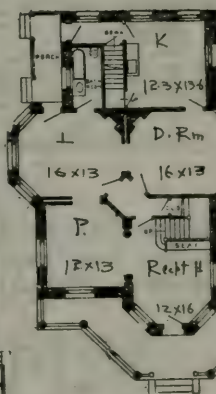
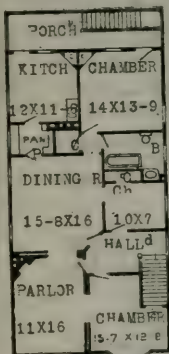
ARTISTIC HOMES



Plans \$5.



SALEM COTTAGE.—Design 1773M;



Plans \$10



SPENCER.—Design 9066-C.

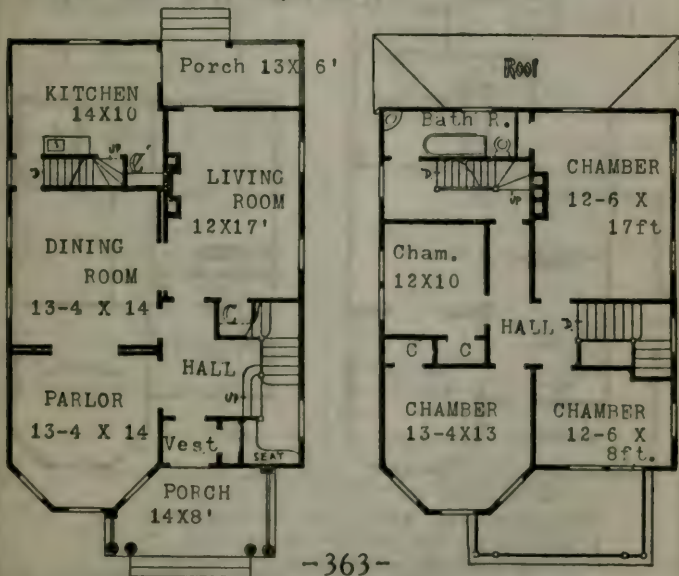
-362- LOWELLTOWN RESIDENCE.—Design 2016-O;

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ARTISTIC HOMES



FULTON RESIDENCE.—Design 6005-O; in frame, \$1,790 to \$1,898; plans, \$15; width over all, 27 ft. 4 in.; story heights, 9 ft. 6 in. Modified plan No. 2, Benninger design, with large rear porch; with 4x7 pantry back of kitchen; with first story chamber and room above lengthened 2 feet; with 6x13 ft. bath-room. See pages 364 and 65.

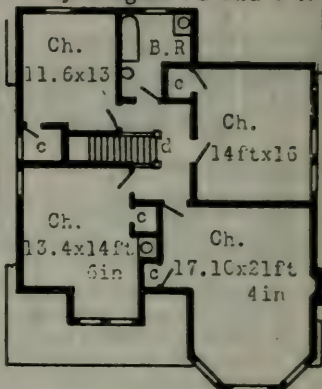
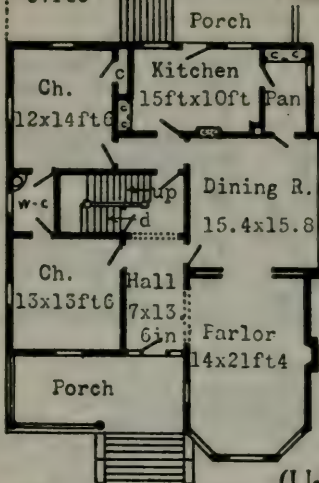


-363-

ARTISTIC HOMES

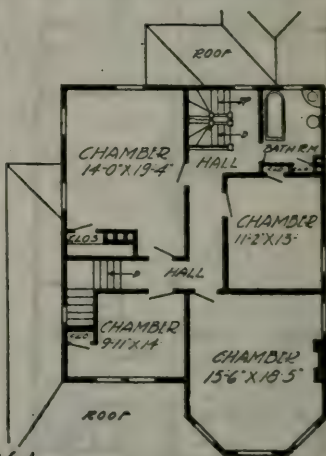
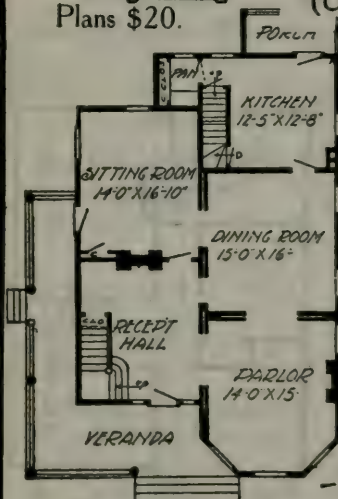
37ft6 --- Rushsylvania No. 2 design 5364.

See Fulton Res. 363.
story heights 12 and 9 ft.



Plans \$20.

(Use mirror as on page 1023.)



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RUSHSYLVANIA RESIDENCE. — Design 75-O; cost, \$2,200 to \$2,398; size, 30 ft. 6 in. by 48 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft.; extreme width, 37 ft.; plans, \$20. Design similar to Fulton residence on page 363 See page 65.

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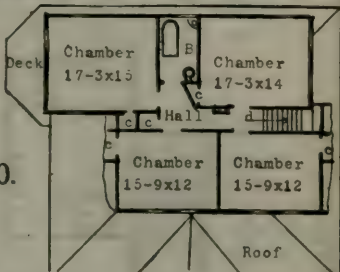
ARTISTIC HOMES



Rupaki design 5365, story heights 10 and 9 ft, width 48-ft 6. Combination stone and shingle design. Plans



\$10.



SKETCHED BY JAMES W.
CIVIL ENGINEER AND SURVEYOR
COPYRIGHTED BY HERBERT C. CHIVERS CO.
COURT HOUSE, ST. LOUIS, MO.

Return all. Oct 9th 19

Mr. Herbert C. Chivers.

St. Louis, Mo.

Dear Sir:-

I have read your plans and
must congratulate you on your
design and the general thoroughness
of specifications

-365-

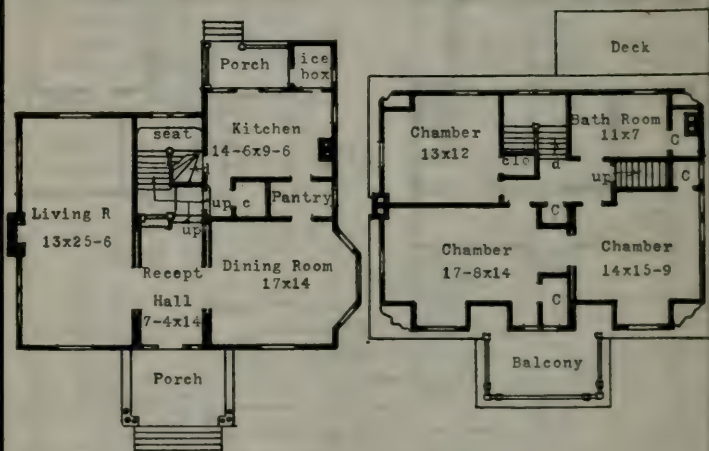
Yours very truly,
D. H. Garrison.

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ARTISTIC HOMES



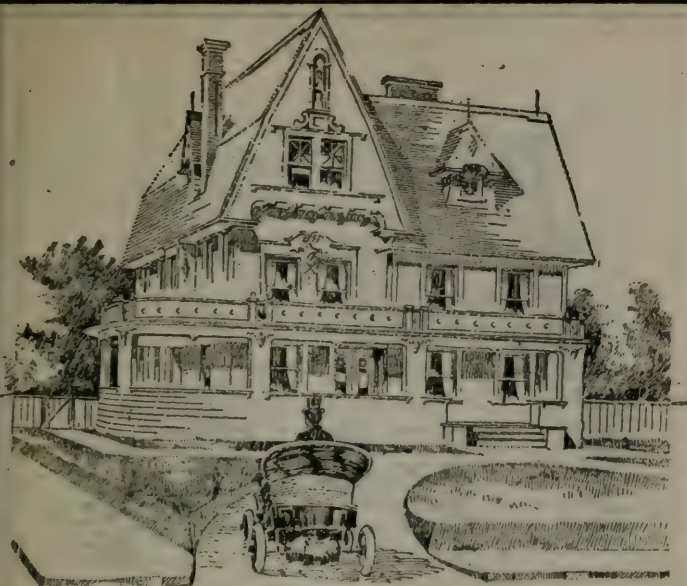
Sambar design 5366, width 40-ft 4, extreme width 44 ft. Story heights 9-ft 6 and 8-ft 6. Plans \$10.



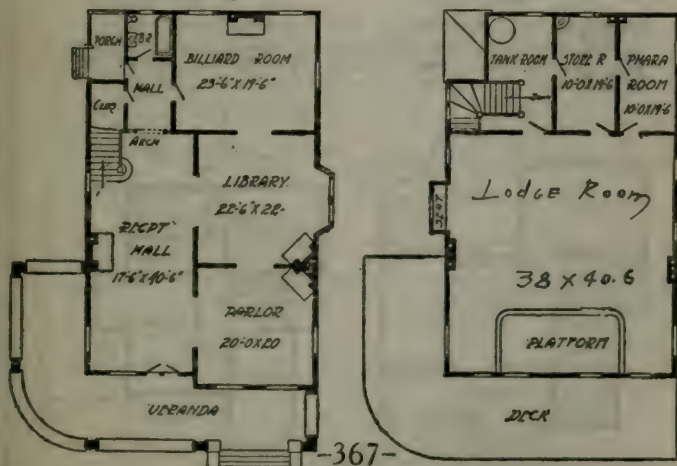
The plans of the house, I had made by you, came very promptly, and I was very much pleased.

A. L. NAIL, (Merchant), Obickaaba, I. T.

ARTISTIC HOMES



CLUB HOUSE.—Design No. 2370-M; cost \$3,000; plans, \$45. See page 65.

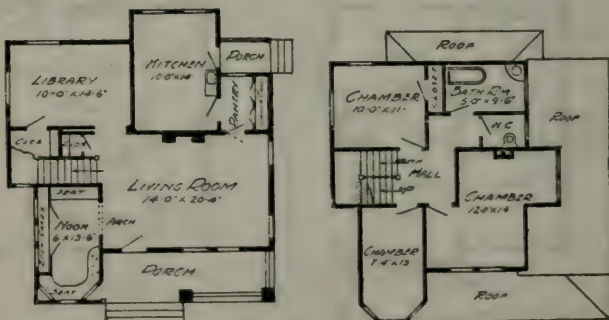


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ARTISTIC HOMES



NEWPORT RESIDENCE.—Design 9640-N; in frame, \$1,499 to \$1,580; plans, \$15; story height, 9 ft. Special features: Very attractive exterior; nook is suitably arranged for a library with book-cases and bench seats; very large and attractive living-room.



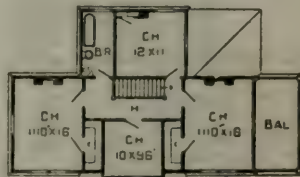
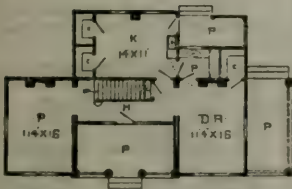
-368-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



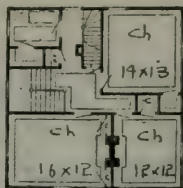
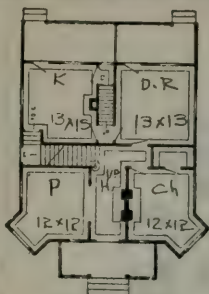
JINGO RESIDENCE.—Design 1020M; in frame, \$1,098 to \$1,198; plans, \$10; width over all, 50 ft.; story heights, 9 ft. in the clear. Special features: Wide imposing frontage; plain simple outlines. See page 65.



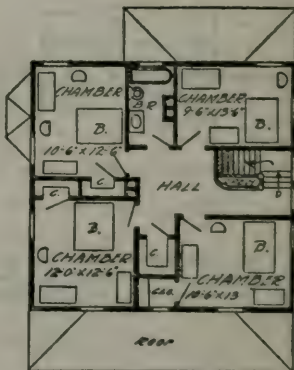
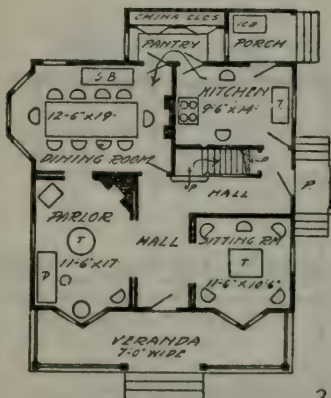
I am just about to move into the house built after your plans. The house suits us in every way and we have no trouble in building after your plans. We wish you success in your efforts to place before the people "natty" and attractive houses
L. D. PEACOCK, Dixon, Ill.

Our St. Louis building which you designed pleases us very much.
THE ST. JOE LEAD COMPANY, New York City.

ARTISTIC HOMES



SUNNYSIDE COTTAGE.—
Design 1225M; size 39 ft. 6 in. x 38 ft.
6 in.; Cost \$1299 to \$1498. Plans \$15
See page 65.



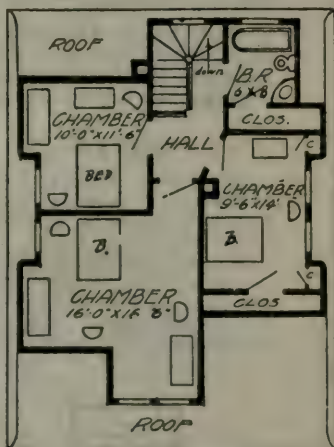
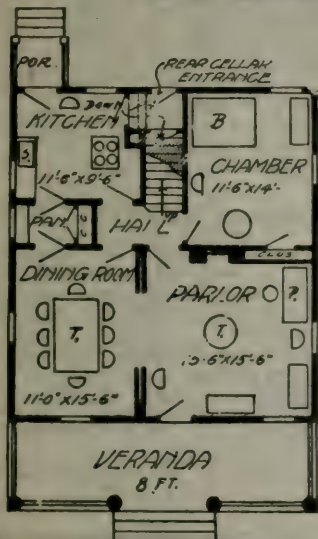
-370-

WALLACE RESIDENCE.—Design 1000M; in frame, \$1,
300 to \$1499; plans, \$20; See page 65.

ARTISTIC HOMES



Linden Cottage -



LINDEN COTTAGE.—Design 1212M, plans, \$15; size, 28 ft. 6 in. x 31; cost, \$1195 to \$1295; special feature is combination cellar entrance. See design on page See page 65.

ARTISTIC CHURCHES

A Booklet of 100 designs
sent postpaid,
50 cents.

Alveda Cottage, See opposite page.

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ARTISTIC HOMES

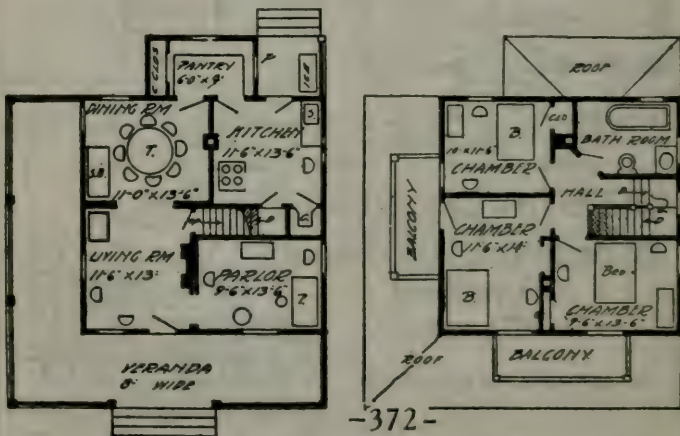


GRANVILLE RESIDENCE.—Design 1525-O; in frame, \$1,398 to \$1,598; plans, \$10; width, 24 ft. 6 in.; special features: Water-closet and basin back of stairs; fireplace in sitting-room; large vestibule; simple roof treatment. See page 6

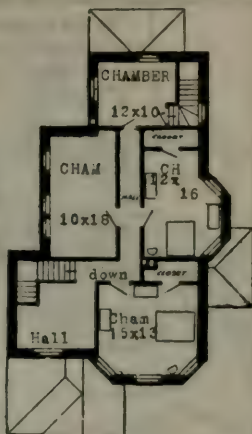
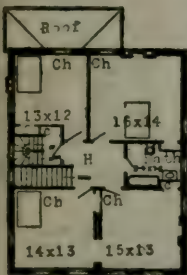
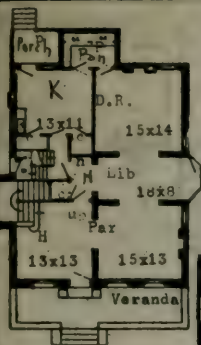
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Special attention is given to Foreign orders for the reason that with our unique and distinct style of design and construction every Foreign order seems to bring a great many others.



ARTISTIC HOMES



Plans \$30.



PENNSYLVANIA RESIDENCE—

Design 9240M

MORRISON RESIDENCE—Design 1048M



Plans \$15.

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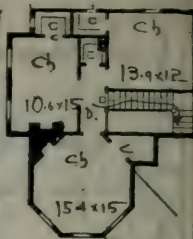
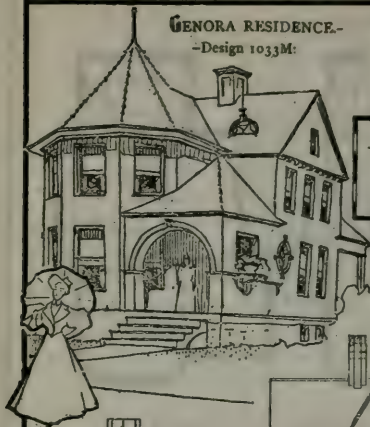


AN ENTRANCE

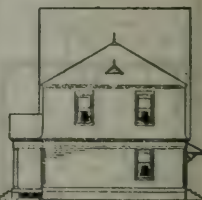
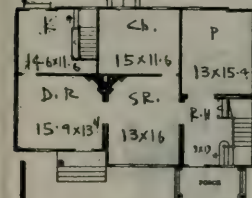
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ARTISTIC HOMES

GENORA RESIDENCE.—
—Design 1033M:

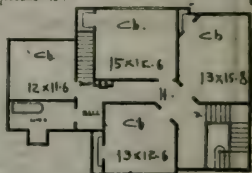
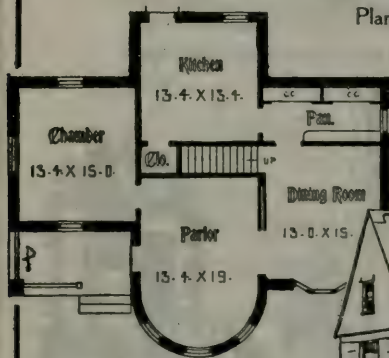


Plans \$15



BOONVILLE RESIDENCE.—Design 6015M; in frame, \$1795 to \$2100; plans, \$15; width, 44 ft. 3 in. x 29 ft.; story heights, 9 ft. 6 in. and 9 ft. 6 in. Special features; Colonial effect; quaint stained shingle gable. See page 65.

Plans \$15



Plans \$10.



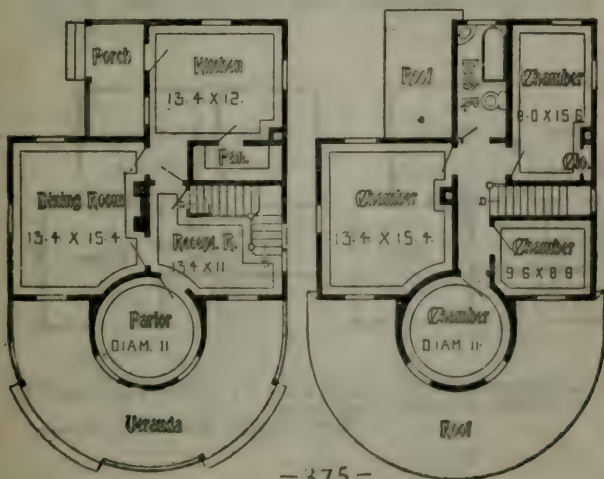
FT. FISHER COTTAGE.—Design 9075M; in stone. —374—

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ARTISTIC HOMES

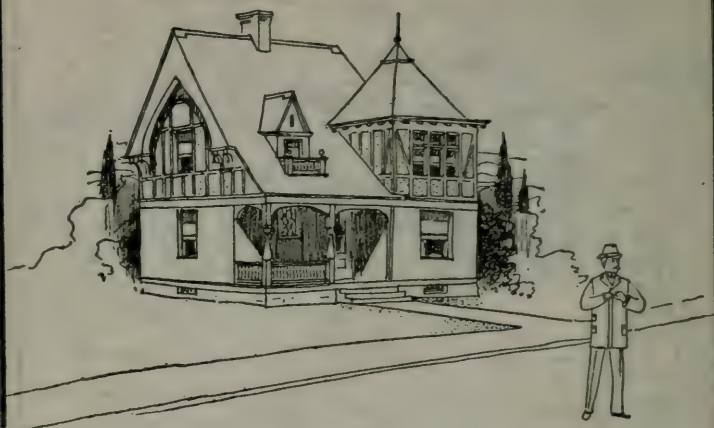


EVANSTON RESIDENCE.—Design 1864 M; in frame, \$1496 to \$1580: plans, \$12; width over all, 28 ft.: story heights, 9 ft. 6 in. (front chamber full story). Special features; Semi-circular porch; See page 65.

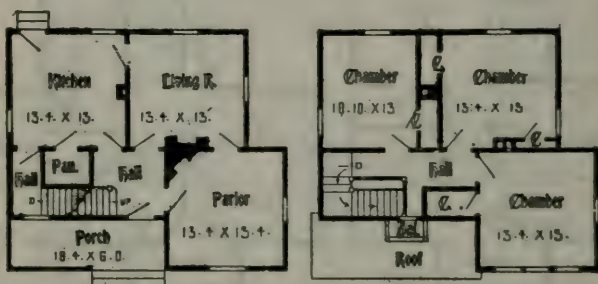


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ARTISTIC HOMES



MUNCIE RESIDENCE.—Design 1860 M; in frame. \$1090 to \$1180; plans, \$10; width over all, 32 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; (front chamber full story). Special features; Attractive exterior; plans show a grade entrance to cellar in combination with inside cellar stairs. See page 65.



I am very much pleased with special plans. I think you have some fine ideas. Your designs are certainly very artistic.

MISS AMELIA HAPPELE, Chicago.

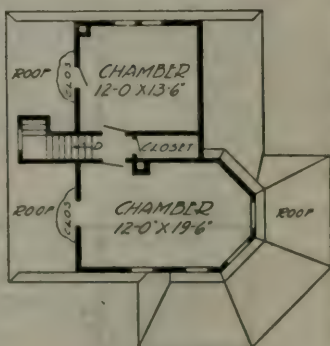
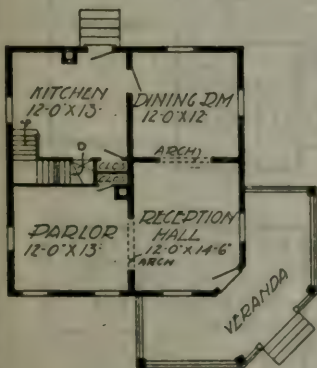
-376-

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ARTISTIC HOMES



SYLVANIA COTTAGE.—Design 1216-N, plans, \$10; size, 26 ft. 6 in. by 28 ft. Cost, \$899 to \$959. Special features: Good corner-lot design; full-story rooms above; economical construction; attractive corner porch.



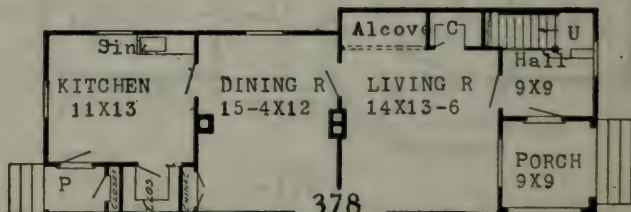
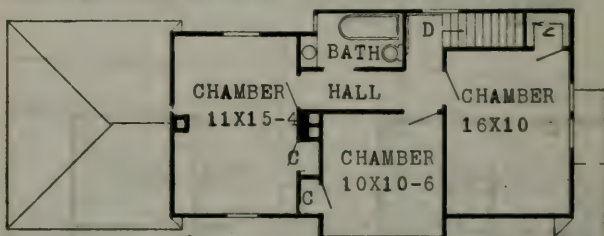
-377-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



GLOVER COTTAGE.—Design 9082-N; in frame, \$1,192 to \$1,289; plans; \$10; width, 18 ft. by 47 ft. 10 in.; width over all, 18 ft.; story height, 9 ft.



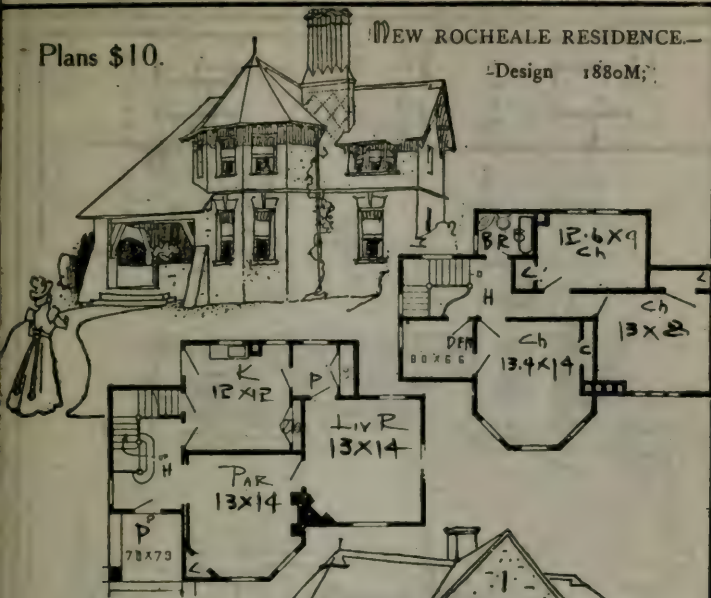
378

ARTISTIC HOMES

Plans \$10.

NEW ROCHEALE RESIDENCE.

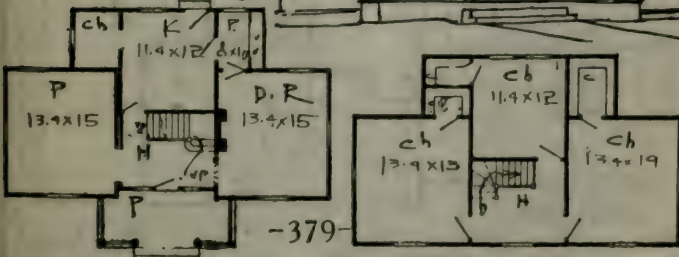
Design 1880M;



COLUMBUS RES

Design 1867-O;

Plans \$10.



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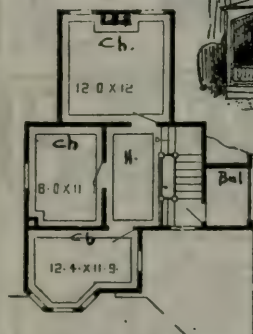
ARTISTIC HOMES



Plans \$15.



BUTLER RESIDENCE.
Design 1879M:



COVINGTON RESIDENCE.
Design 1862M;



- 380 -

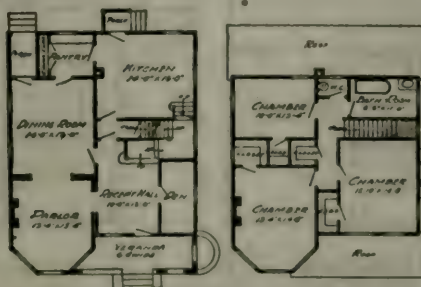
Plans \$10.

ARTISTIC HOMES



ATLANTIC CITY RESIDENCE.—Design 9842M; in frame, \$2,170 to \$2,290; plans, \$15; width, 31 ft. by 40 ft. 6 in.; story height, 9 ft. Special features: An all shingle design; very attractive when appropriately colored; and simple to erect.

HERBERT C. CHIVERS + ARCHITECT



-381-

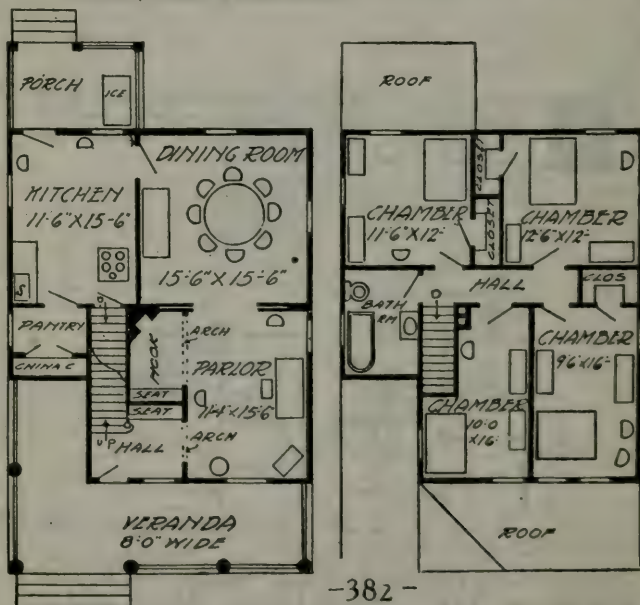
Atlantic City Residence No. 2 design 5385. See plan page 534. Story heights 9-ft 6 and 9.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BROCTON RESIDENCE.—Design 100;003M; cost \$1488 to \$1636; plans, \$20; size 28 ft. 6 in. x 33 ft.; special features: nook in parlor, large dining room; one chimney stack for entire house, furnace in basement.

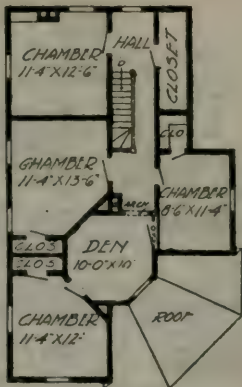
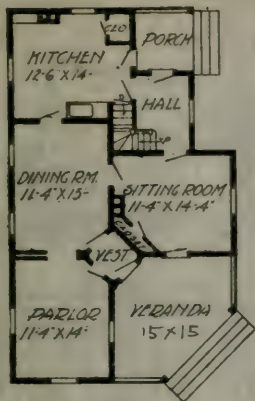


-382-

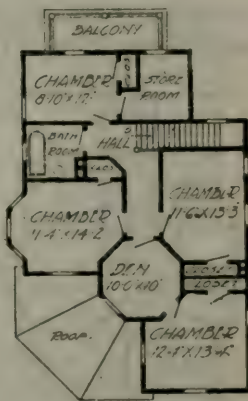
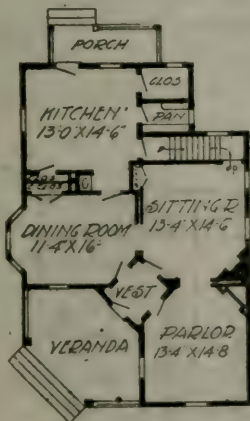
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

The Architect discovers your likes and reduces them to a tangible form; he draws up the specifications so accurately that every variety of material and labor is distinctly set forth as to its quality and kind



Dykesville Cottage No. 65-0, design 5383. heights 9 ft and 8 ft. Plans \$10. Similar Parkdale pages 385 and 384.



Bowling Green Cottage No. 66-0, design 5383. Story heights 10 and 9 ft. Plans \$10. See Parkville, page 385. (Use mirror as shown above on page 1023 to get reversed effect.)

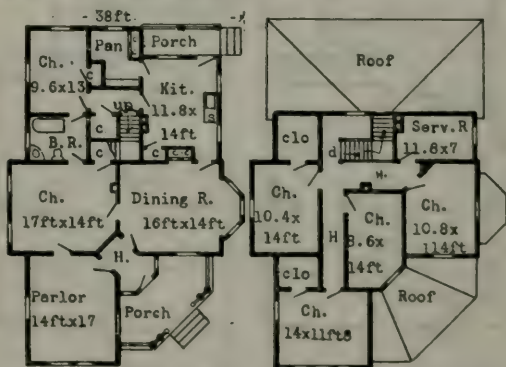
-383-

If he is able and conscientious, his employment will be a saving of expense. He is not only an artist but a practical man of business, whose duty is to see that his client gets the most of the best for his money.

ARTISTIC HOMES



Tavan design 5384. story heights 10 and 9, similar to Parkdale design 385-6. Plans \$15.



Nearly every man and surely every woman wants a home, and the prettier it is—the more home-like it is, just so much more will the whole family love it.

-384-

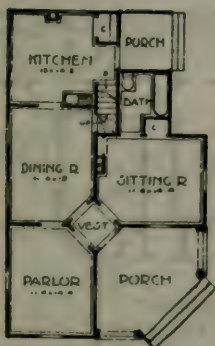
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



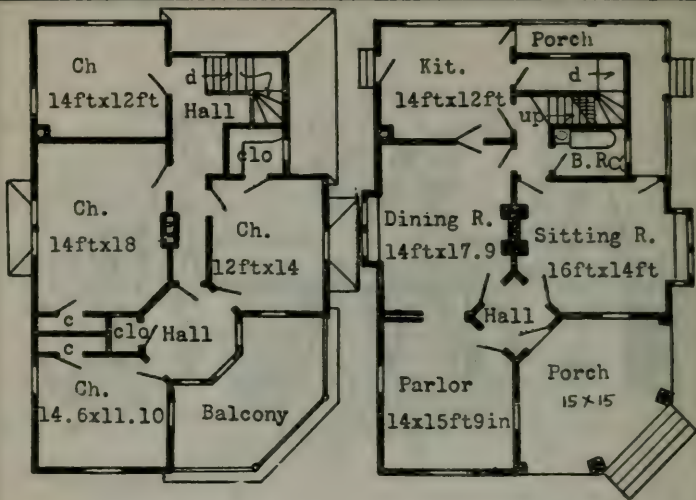
PARKDALE COTTAGE.—Design 1634-O; cost in frame, \$840 to \$1,080; plans, \$8; with changes, \$15; width, 23 ft. 8 in. by 42 ft. 5 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; side walls cut down by roof to 6 ft.; cellar, 7 ft.; special features: Adapted for a corner lot; large veranda. Modifications: Porch treatment could be simplified. Can furnish these plans in stock as shown, or reverse, with the following changes, at \$5.

Continued

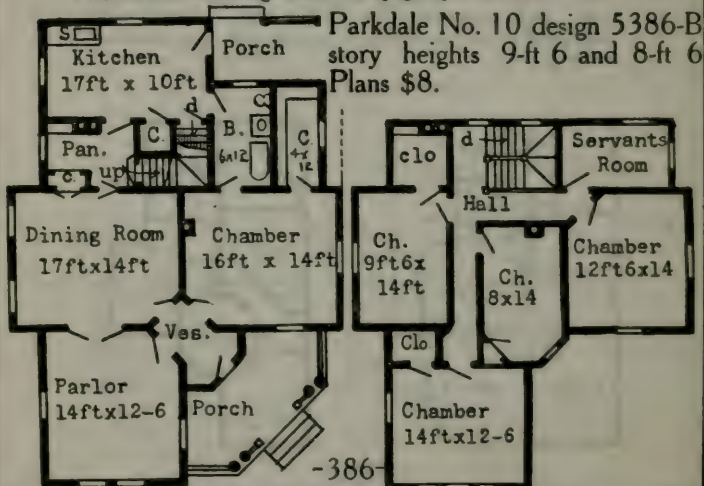


- 385 -

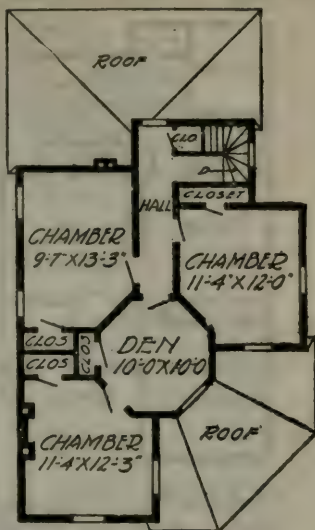
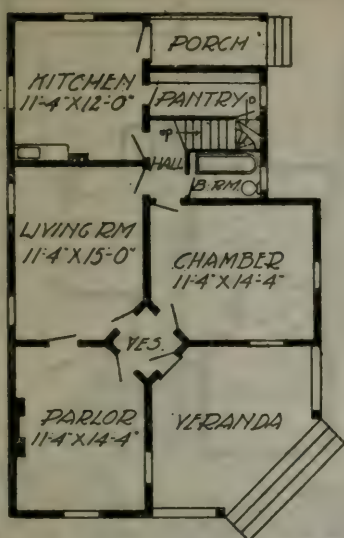
ARTISTIC HOMES



Parkdale Cottage No.12, design 1634-O; plans, \$8; extreme width, 34 ft.; same as "Parkdale" with octagon bay-shape; 13.4x26 ft. parlor, bay-shaped; 23.4x16 ft. sitting-room; 13.4x16 ft. 6 in. dining-room. See page 65.



ARTISTIC HOMES



WAPPING COTTAGE.—Design 68-O; cost, \$1,499 to \$1,599; size, 28 ft. by 42 ft.; story heights, 9 ft. and 8 ft. 6 in. in the clear; plans, \$10. Similar in design to Parkdale cottage on page 385.

Wapping plan No. 2, Difani design, with parlor 14x16 ft.; chamber 16x14; 17x14 living room; serving pantry back of this 9x6; kitchen 17x10; 4x10 closet to chamber; and extra closet to kitchen, and six rooms above; and 10 and 9 ft. story heights, cut down to 5 ft. side walls above.

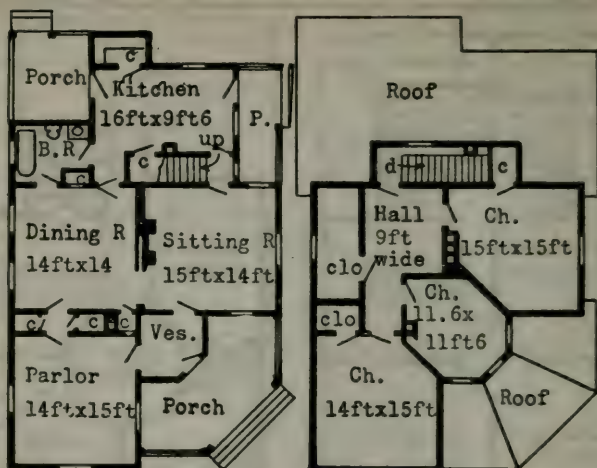
WAPPING RESIDENCE NO. 3.—Sapp design 2329-U; in frame, \$2,100; plans, \$10; story heights, 9 ft. and 8 ft. 4 in. in the clear.

WAPPING Plan No. 4, Stafford design, same as plan No. 1, with the following changes: Parlor 14x16; living room 14x18, with square window seat bay and fire-place; kitchen 14x12, connected with living room; with kitchen porch extending to chamber; with door into chamber; with chamber enlarged to 16x14; with window-seat bay; with four rooms above 14x12, 14x18, 14x12, 12x14. See page 65.

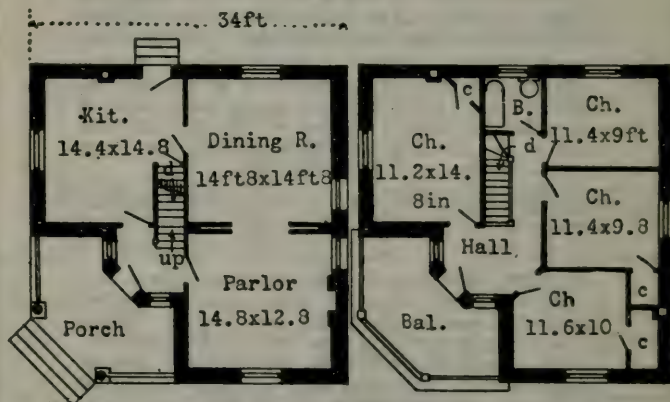
Wapping Cottage, No. 5; Scott design, same as Wapping No. 1, with 14x15 ft. 9 in. parlor; with 14x17 ft. dining-room with 16x14 ft. sitting-room; with 14x12 ft. kitchen; with 14x12 ft. bed room over kitchen.

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ARTISTIC HOMES



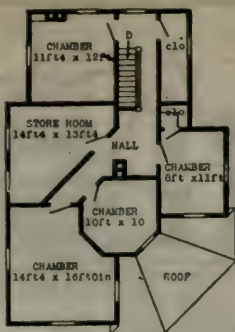
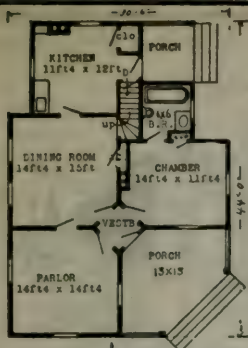
Parkdale No. 11 design 5388-A. See design page 385. Story heights 9-ft 6 and 8-ft 6 cut down to 5 ft, width 31 ft. Plans \$8.



Parkdale No. 12 design 5388-B. See design page 385. Story heights 9-ft 2 and 8-ft 6. Stone house. Plans \$8. (Use mirror as on page 1023 for reversed effect.)

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ARTISTIC HOMES

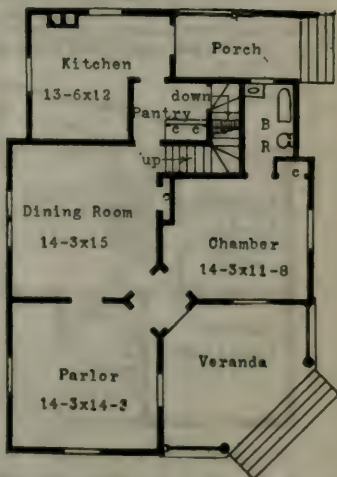
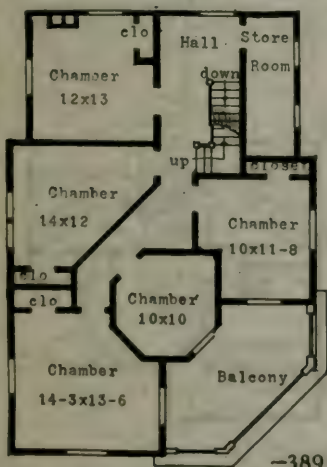


ANISTEE RESIDENCE.—Design 2002-N; cost, \$1,298 to \$1,590; plans, \$10. Full story heights. Special features: Good corner-lot design; large porch and convenient bath-room on first floor; large rooms; inexpensive exterior; attractive front windows.



Parkdale No. 13 design 5389.

Story heights 9-ft
2 and 8-ft 6-in. Plans \$8.



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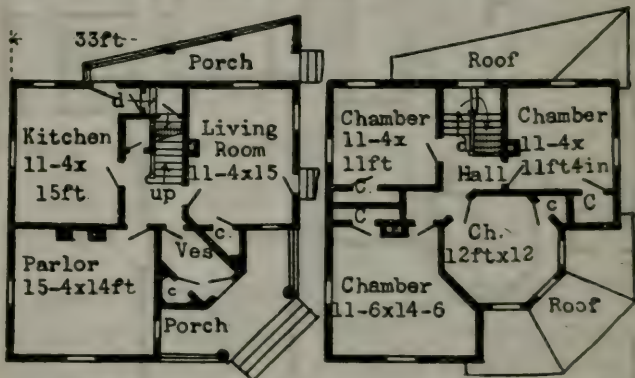
ARTISTIC HOMES



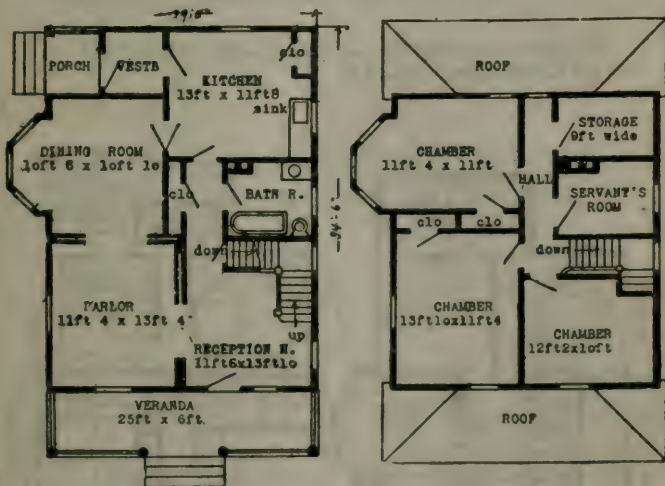
CAPE MAY COTTAGE.—Design 1774-O; in frame, \$688 to \$898; plans, \$5; width, 30.4 x 30; story heights, 9 ft. cut down by roof to 6 ft, 6 in.; Special features: Designed for corner lot; well-lighted stairs; grade entrance to cellar. Modifications—Kitchen could be as dining-room, with a 1-story kitchen addition. See page 65.

A WORD OF CAUTION

Readers of this catalogue of architectural designs are respectfully warned and requested not to build from designs or use portions of plans shown therein. Any duplicity of this kind when found out and reported by our correspondents or travelling representatives will be charged for according to the legal fees of 3½ per cent on the cost of said improvements.



ARTISTIC HOMES



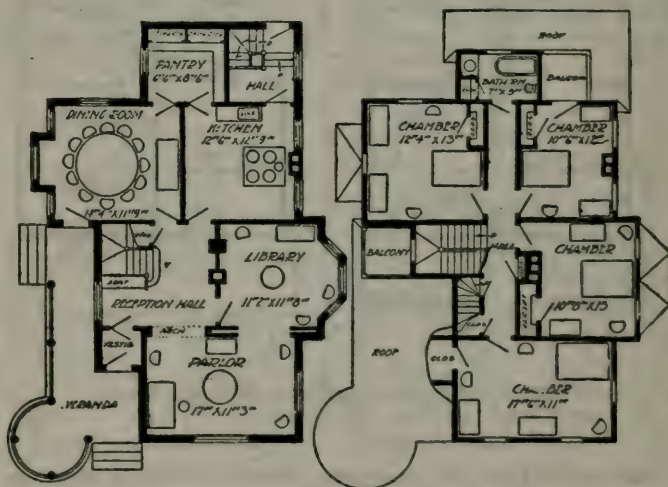
DWASCO RESIDENCE.—Design 2035M; cost in frame \$1,392 to \$1,480; plans \$10. See page 65.

Plans came to hand. We are entirely satisfied, and wish to extend our hearty thanks.—FRANK CANTLON, Everett, Wash.

ARTISTIC HOMES



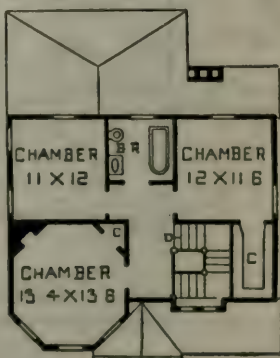
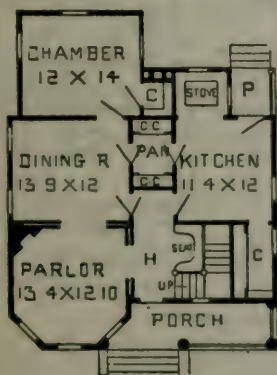
CARROW RESIDENCE.—Design 2390M; cost in brick and frame, \$3,500; plans, \$30.



ARTISTIC HOMES

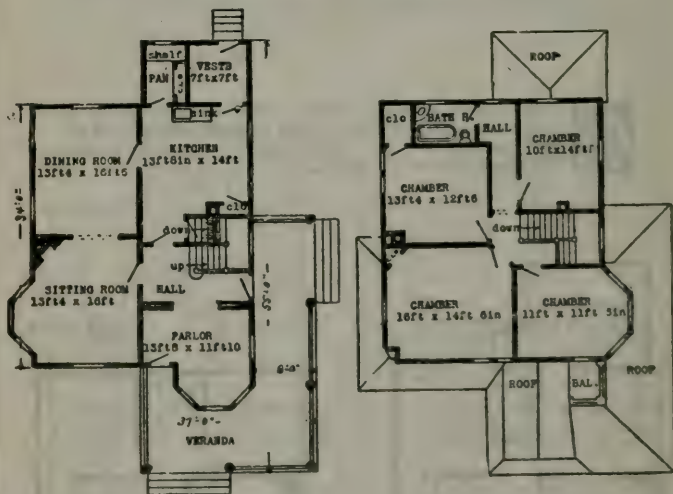


LENCOE RESIDENCE.—Design 1039-N; in frame, \$1,798 to \$1,890; plans, \$15; width over all, 33 ft.; story heights, 9 ft. 6 in.; front chamber full story. Special features: Back chamber and ventilated alcove for kitchen range.



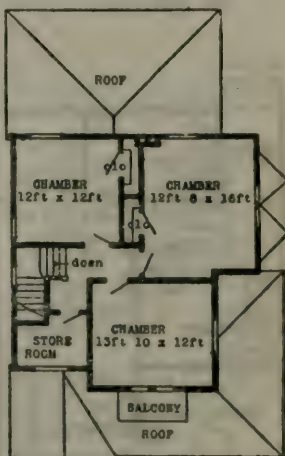
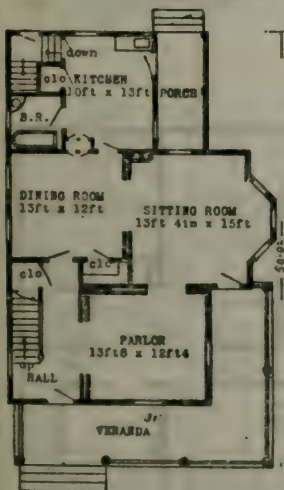
-393-

ARTISTIC HOMES



PALASKALA RESIDENCE.—Design 2005M; cost in frame \$1,592 to \$1,686; plans \$15. See page 65.

ARTISTIC HOMES

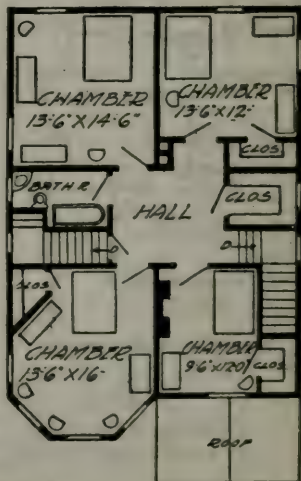
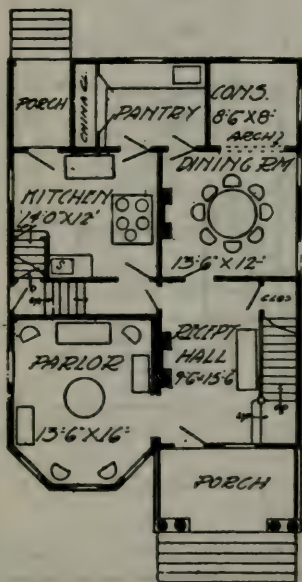


STURGIS RESIDENCE.—Design 1903M; cost in frame \$1,922 to \$2,098; plans \$20. See page 65.

ARTISTIC HOMES



EDINBERG RESIDENCE.—Design 100,0150; cost \$1665 to \$2798; plans, \$10; size 28.6x37.6'. Special features: combination side and cellar entrance, conservatory, large pantry. See page 65..

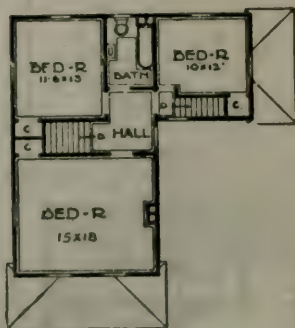
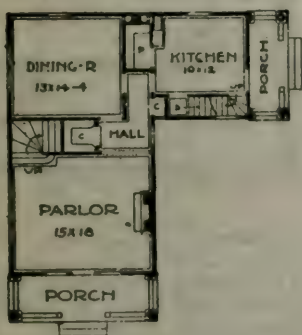


- 396 -

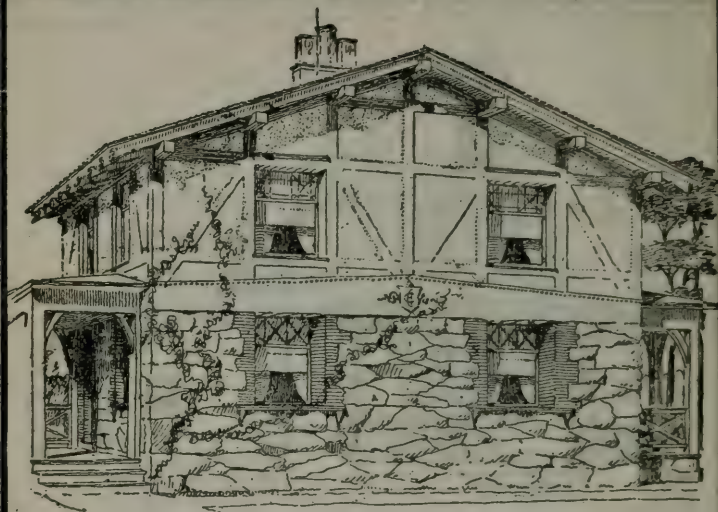
ARTISTIC HOMES



SAINT GEORGE COTTAGE.—Design 1629 O; in frame, \$1099 to \$1290; plans, \$10; width over all 32 ft.; story heights, 9 ft. 6 in. and 9 ft. See page 65.

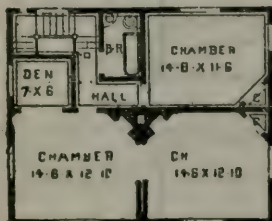
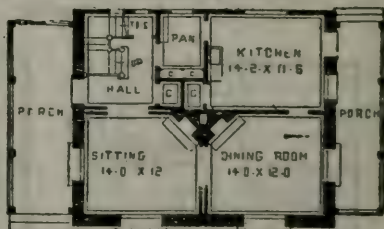


ARTISTIC HOMES



IRONDALE COTTAGE.—Design 588 M; \$1298 to \$1499; plans, \$10. Swiss design; economical roof; good fireplace arrangement. See page 65.

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*Ah, to build, to build!
That is the noblest art of all the arts.
Painting and sculpture are but images,
Are merely shadows cast by outward things
On stone or canvas, having in themselves
No separate existence, Architecture,
Existing in itself, and not in seeming
A something it is not, surpasses them
As substance, shadow."*

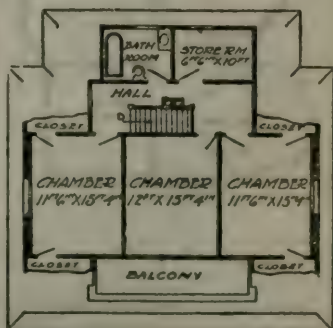
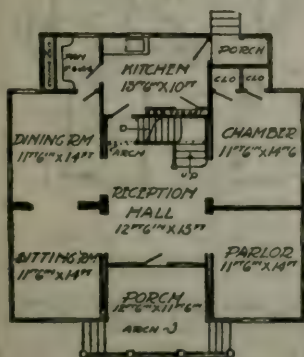
—Longfellow.

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ARTISTIC HOMES



BRAYTON COTTAGE.—Design 100,031-M; size 38x37; cost \$1,292 to \$1,398; story heights, 1st 10 ft.; 2nd 9 ft.; cellar 6 ft. 6 in.; special features, compact plan. Plans, \$ro. See page 65.

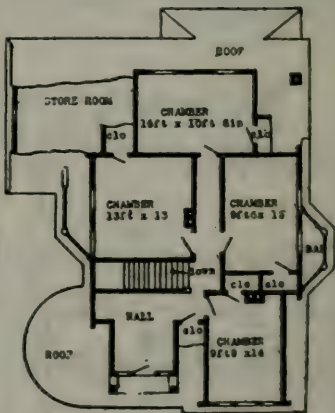
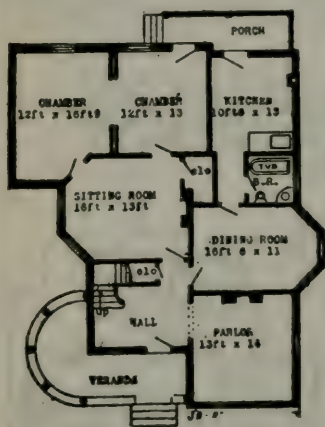


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ARTISTIC HOMES



WINAMAC RESIDENCE.—Design 2006M; cost in brick and frame \$2,592 to \$2,780; plans \$25.



Our house for which you furnished plans is said to be the prettiest in town.
FRED A. MEYER, (P. M.), Boscobel, Wis.

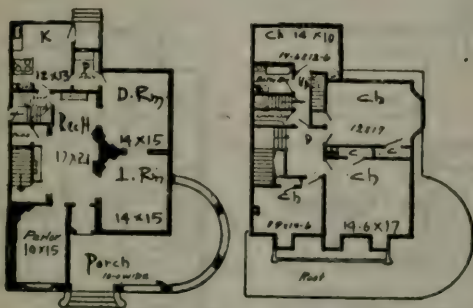
-400-

ARTISTIC HOMES



Many thousand times more money has been paid for builders' blunders than for architects fees.

RAVENNA RESIDENCE.—Design 2320-O; cost in frame;
\$2980 to \$3660; Plans \$25; See page 65.



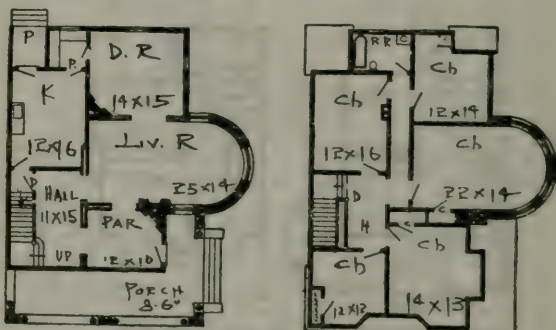
THE EXTENT OF OUR BUSINESS.

We can take only a certain amount of business, turning out plans is not a mechanical operation, as some would presume. It requires good efficient draughtsmen and personal attention and my time being entirely devoted to the best interests of my clients I cannot reasonably be expected to give personal attention to sending out "free sketches." I believe it a great injustice to expect an architect, or any other professional man to waste his time in this manner and to send out samples of his work upon approval. A lawyer, physician or any other professional man would not consent to it. — 401 —

ARTISTIC HOMES



MT. JEWELL RESIDENCE.—Design 2321M, cost \$3,200 to \$3,570; plans, \$30; A very attractive summer home design. See page 65.



THE CHEAP BUILDER.

The cheap builder is usually antagonistic to the architect. The good builder is generally his friend, for when he figures on a job he knows that his figures will be made on the same basis for material, construction and workmanship as that of his competitors. My professional services cost you nothing when it is considered they come out of and are paid for by the waste which would presumptively result in building without well considered plans.

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ARTISTIC HOMES



VILLA RIDGE DESIGN.—Design 100,022M; cost, \$2,355 to \$2,557; size, 62.6x49 ft.; special features: Large rambling frontage; large reception hall; large bath-room. See page 65.

Bloomfield, Mo., Oct. 12, 19
Mr. H. C. Chivers,
St. Louis, Mo.

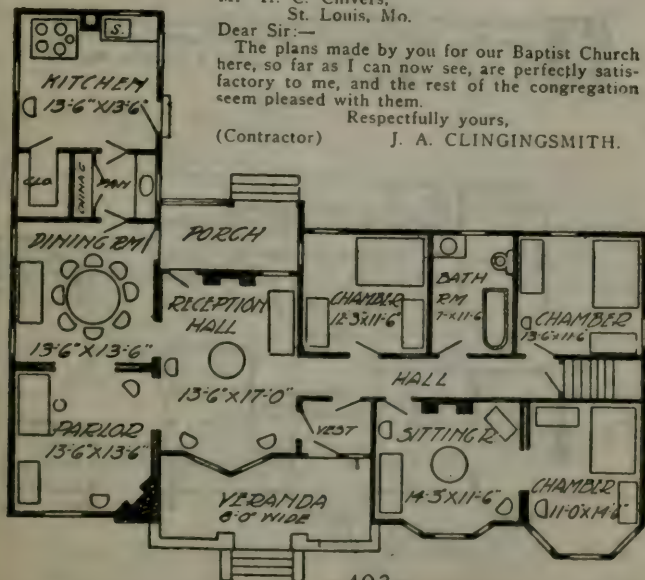
Dear Sir:—

The plans made by you for our Baptist Church here, so far as I can now see, are perfectly satisfactory to me, and the rest of the congregation seem pleased with them.

Respectfully yours,

(Contractor)

J. A. CLINGSMITH.



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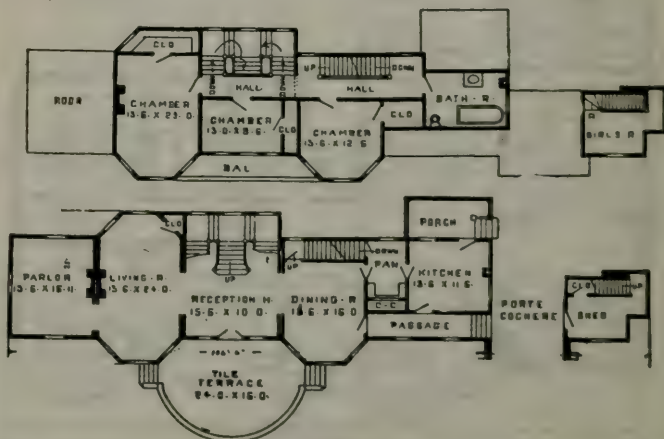
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



W

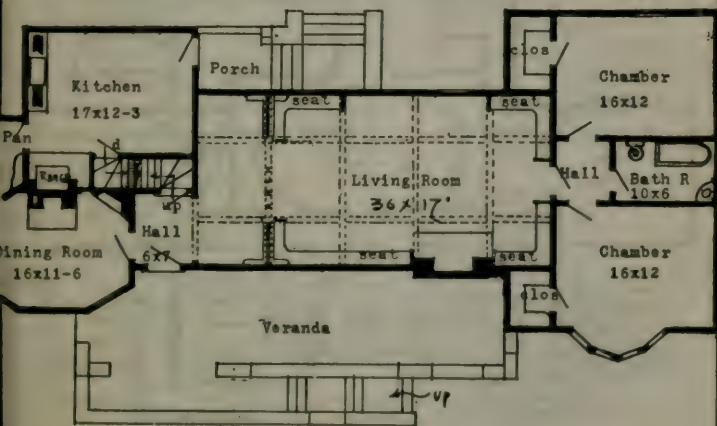
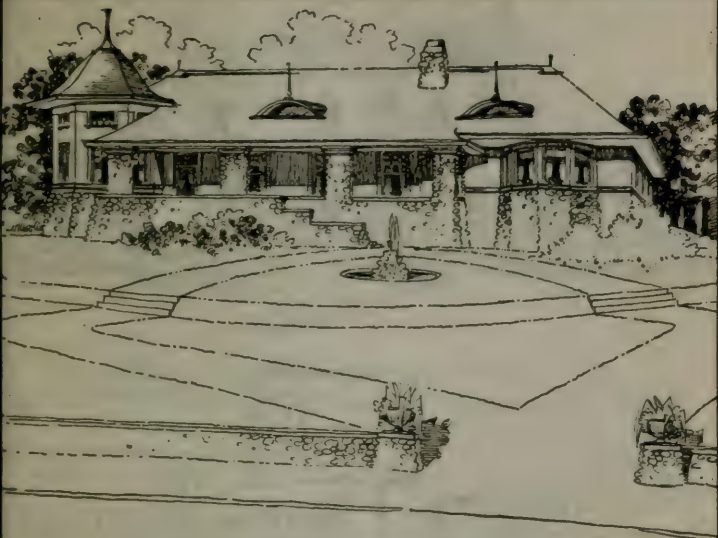
ICKLIFFE RESIDENCE.—Design 1825-N; cost, \$3,500 to \$4,500; plans, \$50. Special features: A very good country home design; would look splendid in stained shingles. A house of this plan shows up large for its cost.



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Fusaro design 5405, story height 8-ft 6, width 78 ft.
Plans \$25. Very suitable for a country home or sea-
side cottage.

-405-

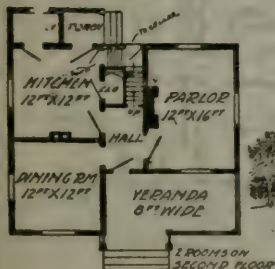
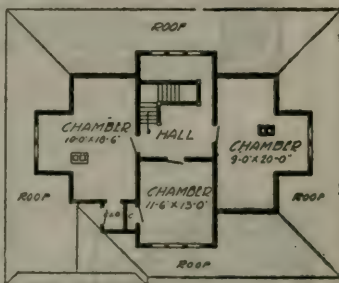
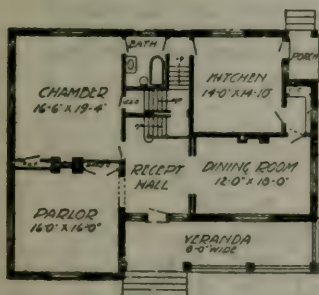
Floor plan of the second floor. It shows a large room labeled 'KITCHEN' with dimensions '17'-0" x 15'-0"'. To the right of the kitchen is a small rectangular room labeled 'X' with dimensions '5'-0" x 5'-0"'. The kitchen has a door leading to the 'X' room and another door leading to the hallway. The 'X' room has a door leading to the hallway. The hallway is labeled 'HALL' and leads to the 'STAIRS'.

[illegible]

ARTISTIC HOMES



TEXAN COTTAGE.—Design 100,036-O; cost in brick, \$1,885 to \$2,000; plans, \$15. See page 65

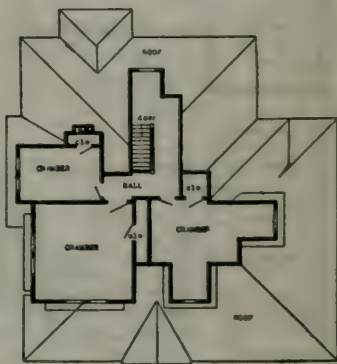
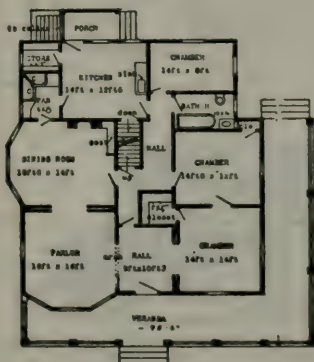


BRAMHALL COTTAGE.—Design 2335M; cost, \$698 to \$799; plans, \$5; special features: Large veranda.

ARTISTIC HOMES



ORUNNA COTTAGE.—Design 1932-N; cost in frame, \$1,892 to \$1,940; plans, \$15; story heights, 9 ft. 6 in. Special features: Full story to tower roof; good exterior; large rooms; neat design; imposing frontage.

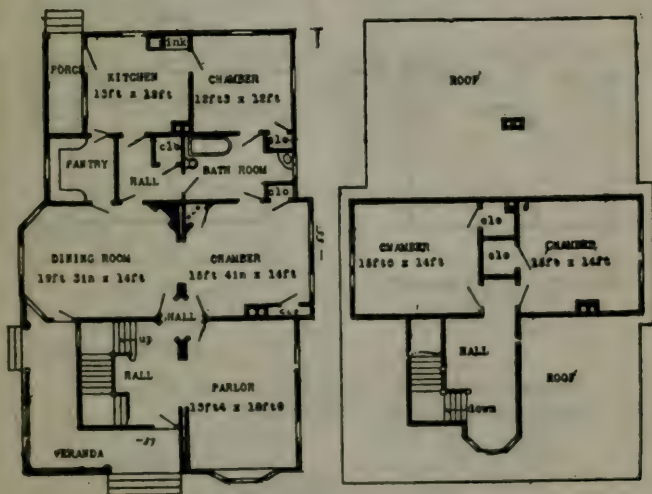


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HERBERT C. CHIVERS CO. ARCHITECTS

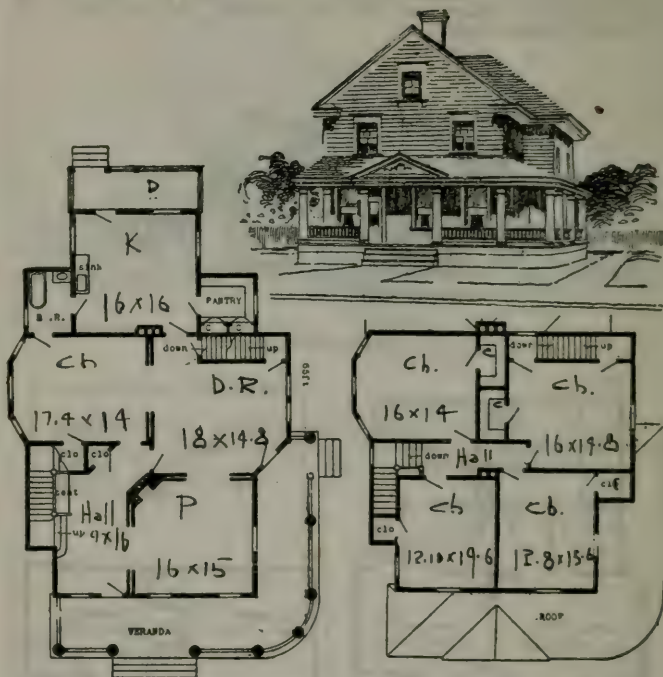
ARTISTIC HOMES

Plans arrived all right and the cottage is being built according to the details. Everything is very satisfactory and no changes are necessary from the original Five Dollar plan, which we purchased from you.—Mrs. J. C. Preston, Portland, Maine.



CORONOCA COTTAGE.—Design 2410-O; cost in frame \$1,492 to \$1,560; plans \$10. See page 65.

ARTISTIC HOMES



OWASSA COTTAGE.—Design 1931M; cost in frame \$1,892 to \$1,920; plans \$15. See page 65.

I am more than pleased with my residence just completed. The contract price did not exceed the original estimate, and there has not been a single extra.
L. L. DRESSER, (Bank of Commerce), St. Louis, Mo.

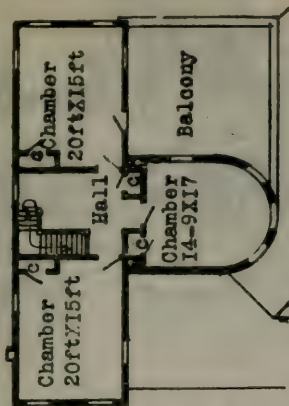
ARTISTIC HOMES

Huntsville, Alabama

Mr Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

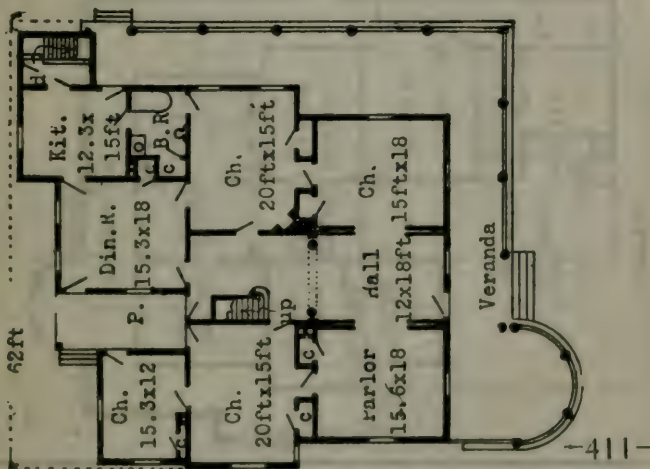
We are now roofing the church and have an elegant job of brick and stone work. The church is much nicer than we thought and the committee and whole church are much pleased. Many compliments have been passed on the building and when done, we will have the nicest job in the



city. You can point to this church for a recommendation, as the whole business is just what we want. The angle iron for wall-plate is so much commented on and we think will always support the roof.

Yours truly,
T. H. WADE.
(Furniture Dealer)

Thomton No. 2 design 5411, high stories suitable for Southern climate. See design page 412. Plans \$20. Story heights 10 and 9 ft.

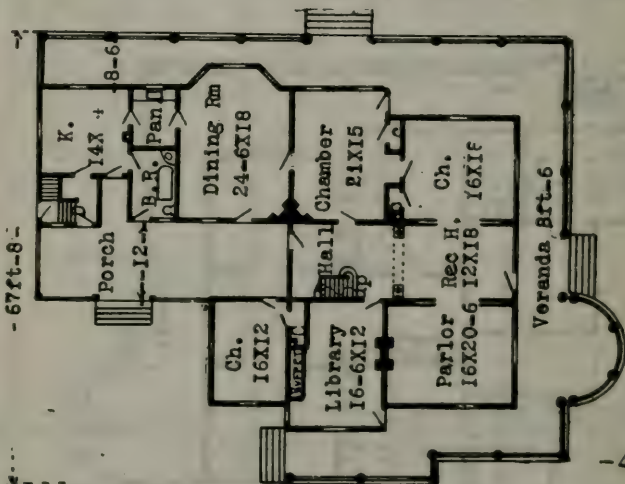


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



HORTON COTTAGE.—Design 2358-N; cost, \$2,690 to \$2,896; plans, \$20. Plan No. 2, same as above, with porch around both sides; with bath-room where dining-room now is and 18 ft. by 24 ft.; bay-shape dining-room where bath-room now is, leaving the same number of rooms but making this side of house one room deeper.

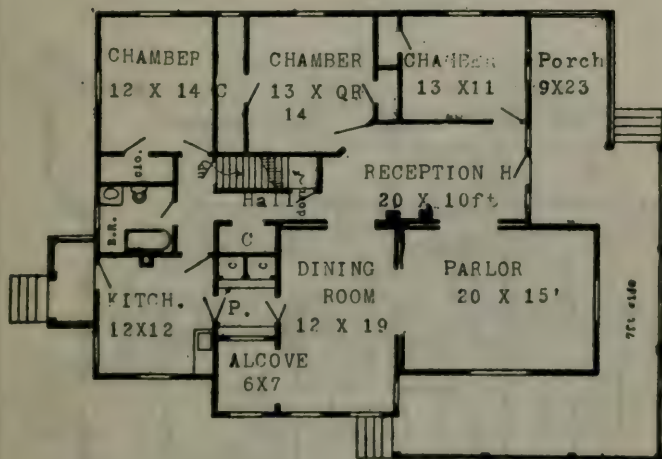


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PINDOR COTTAGE.—Design 2242-O; cost in frame \$1,392 to \$1,590; plans \$10. See page 65.

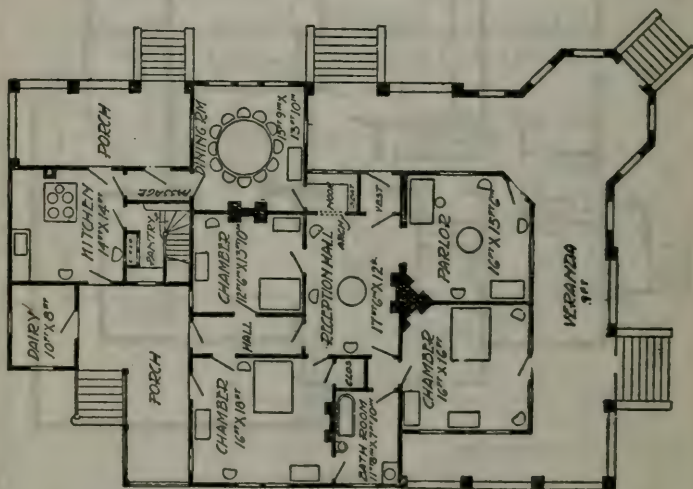


-413-

ARTISTIC HOMES



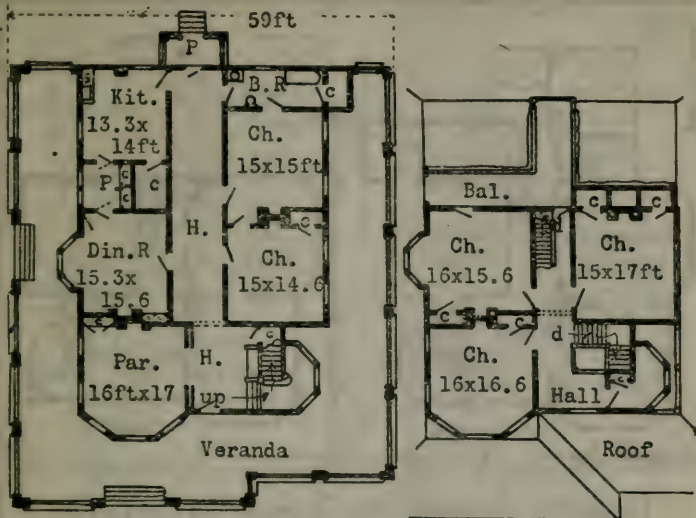
MANETTA COTTAGE.—Anderson design 2341-O; cost, \$1,895 to \$1,980; plans, \$15; 12 ft. story. A good Southern cottage. See page 65.



-414-

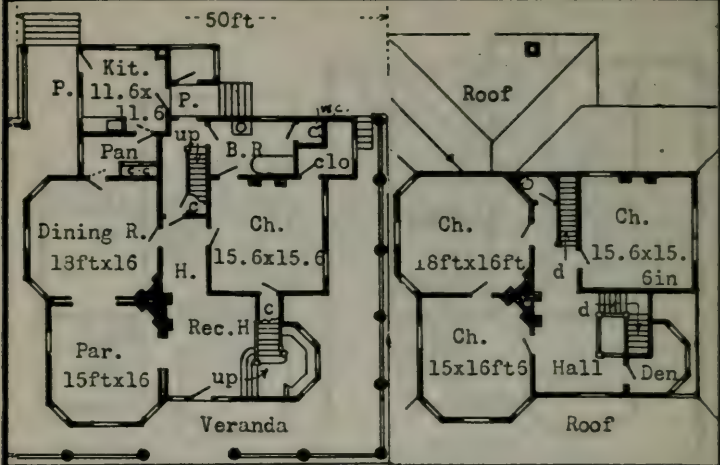
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



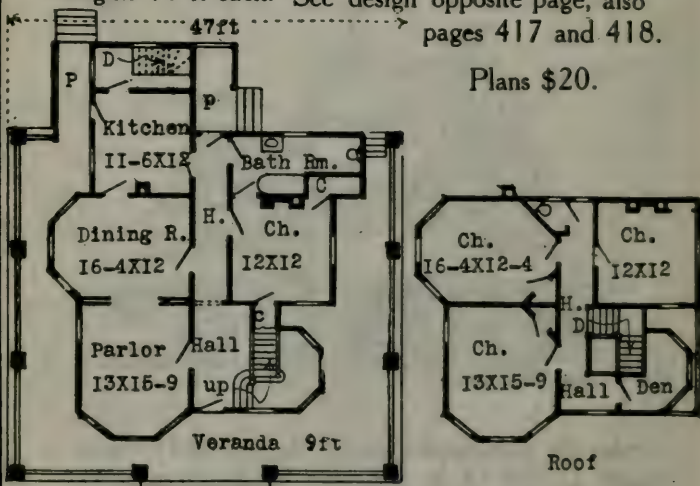
Lambsville Residence No. 3 design 5415, story heights 12 and 11 ft. Suitable for Southern home. See Lambsville design on page 416-417-418. Plans \$20.
-415-

ARTISTIC HOMES



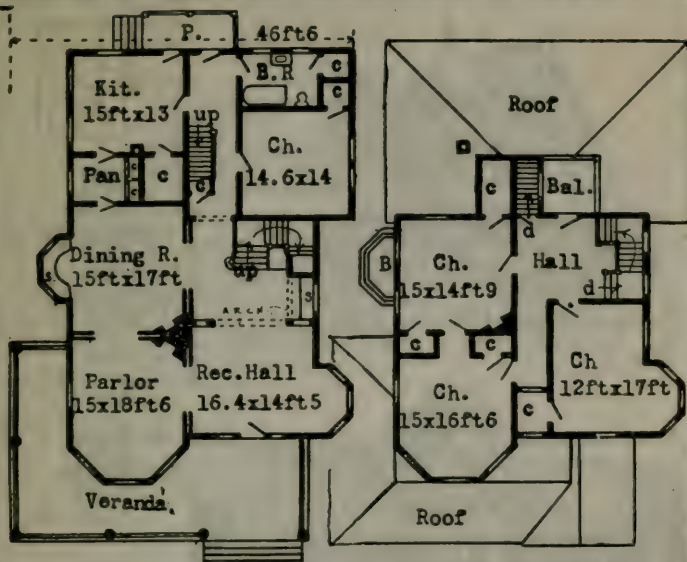
Lambsville Residence No. 2 design 5416-A, story heights 11 ft each. See design opposite page, also pages 417 and 418.

Plans \$20.

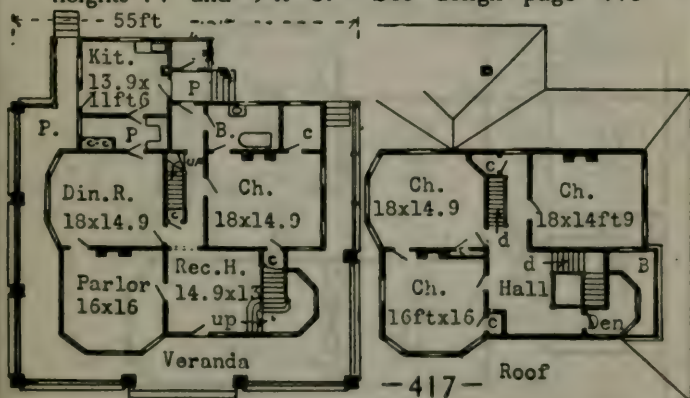


Lambsville Residence No. 4 design 5416-B, story heights 10 and 8 ft. Plans \$20. -416-

ARTISTIC HOMES



Lambsville Residence No. 5 design 5417-A, story heights 11 and 9-ft 6. See design page 415

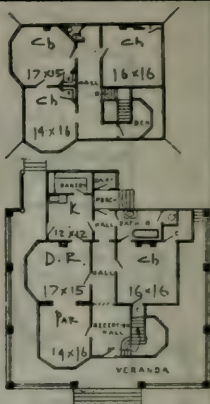


Lambsville Residence No. 6 design 5417-B, story heights 10-ft 6 and 10 ft. Plans \$20. Plans \$20.

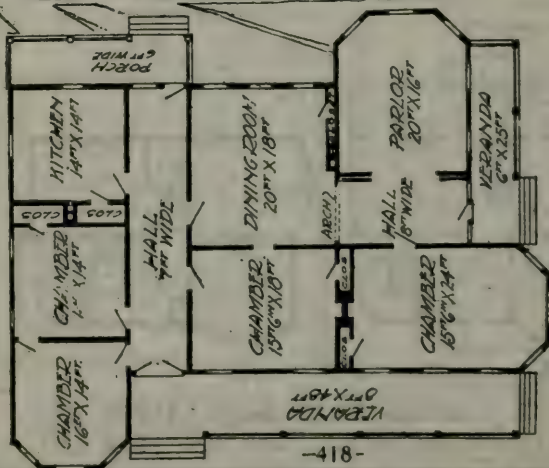
ARTISTIC HOMES



Lambville design 5418, story heights 11 and 10 ft. See modified plans on pages 415, 416, 417. Plans \$20.



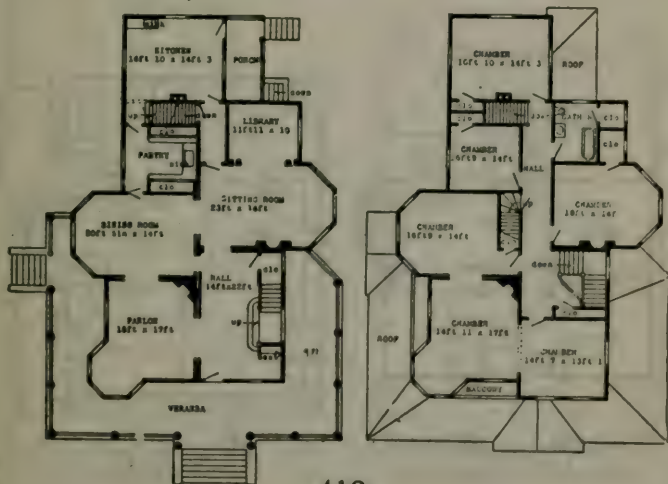
Hessville design, 5418, story heights 10 ft. Plans \$10.



ARTISTIC HOMES



LKTON RESIDENCE.—Design 2246-N; cost in frame, \$2,692 to \$2,784; plans, \$25. Special features: Wide veranda; large pantry; library appears attractively from front hall; attractive wide frontage and balcony.



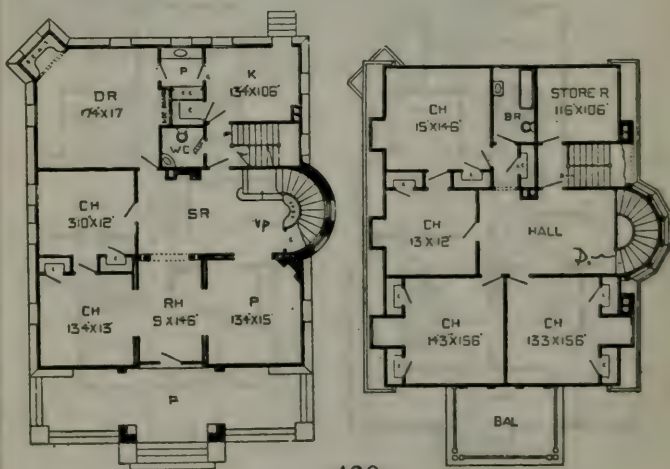
-419-

HERBERT C. CHIVER'S CO. ARCHITECTS

ARTISTIC HOMES



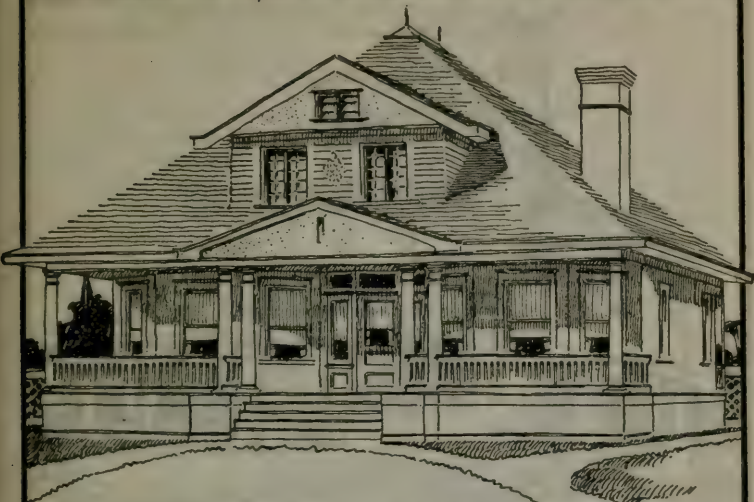
PITTSBURG RESIDENCE. — Design 1022-N; in frame and stone,
\$2,800 to \$3,000; plans, \$35



-420-

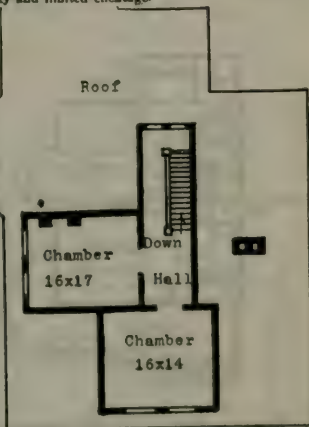
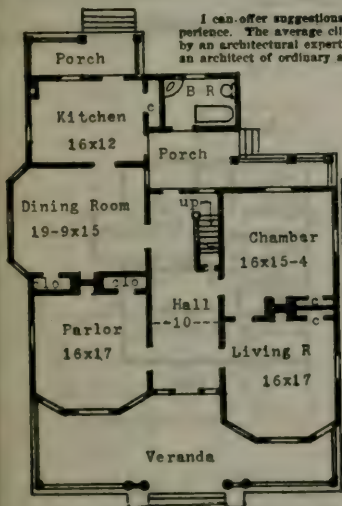
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



AS A SPECIALIST.

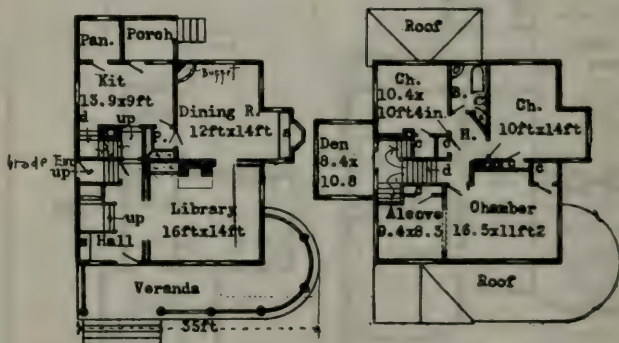
I can offer suggestions which come only from extended study and long experience. The average client is not fully aware of the value of plans prepared by an architectural expert, compared with those made by a builder, or even by an architect of ordinary ability and limited clientele.



Ravello design 5421, width 44 ft, width over all 47 ft
story heights 11 and 8-ft 6. Suitable for a southern
home. Plans \$10. --421--

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Torino design 5422, general width 27-ft 3, width over all 46 ft. Story heights 9-ft 6 and 9. Attractive den at stairs. Large library. Plans \$15.

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HERBERT C. CHIVERS CO. ARCHITECTS

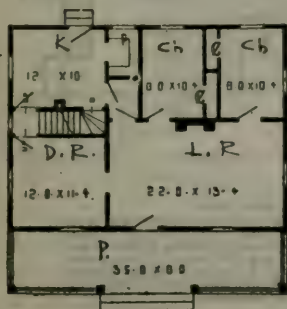
ARTISTIC HOMES

SUMMER COTTAGES.

As a number of our cheaper cottages are planned suitable for summer cottages, we have them classified as shown on the succeeding thirty-two pages. These houses are figured for regular construction; except where described as summer construction, and basements are included where cellar stairs are shown. We have a special cheap method of summer-house construction, using beaded partition lumber to inside partitions, running perpendicular around the entire room, and having the room free from the customary exposed posts to outer walls. This method will save 15 to 20 per-cent in cost, and we can prepare special plans of any cheap house for \$25. See index for other summer cottages.



LONG ISLAND COTTAGE.—Design 1763M; in frame, \$789 to \$1,098; plans, \$10; width, 35 ft. 6 in. by 25 ft. 2 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (cut down at walls by roof to 5 ft. 6 in.).

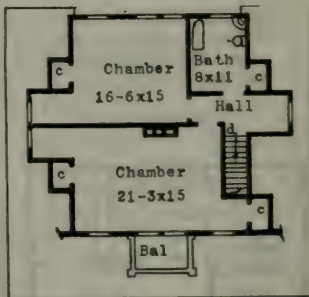
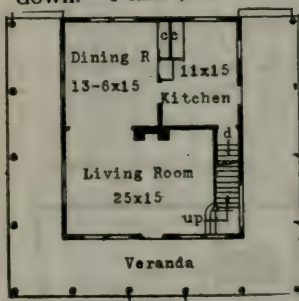


—423—

ARTISTIC HOMES



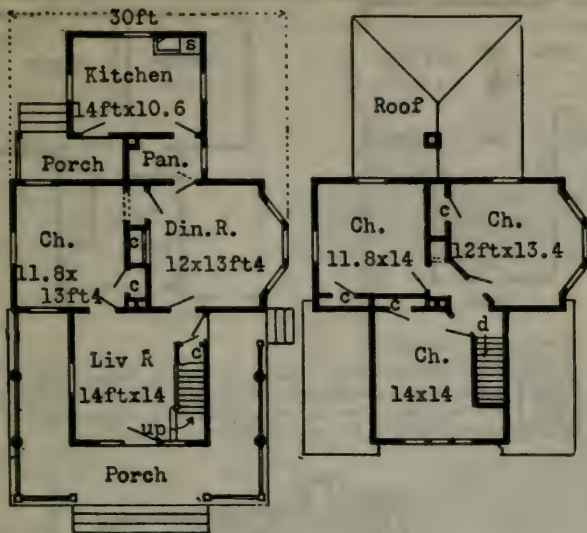
Manresa design 5424, width over all 41-ft 6, story heights 9-ft 6 and 9, second story side-walls slightly cut down. Plans \$10.



CONSULTATION AT A DISTANCE.

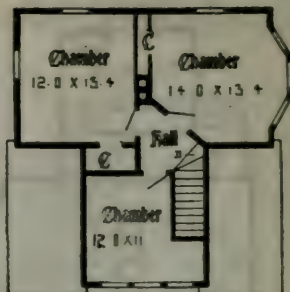
Think of what you can save by consulting a party at a distance who is absolutely disinterested in the contract or in the party that receives the contract, one who is above all petty favoritism to certain builders and who, if any one can, will plan and design a building which will be new and original and not a copy after Mr. Smith's building on Jones street, or Mr. Jones' building on Smith street. This is where local talent generally fails to produce artistic results. The field is too limited. They have nothing for fresh inspiration.

ARTISTIC HOMES



Oakland Res. No. 2 design 5425. See original plans opposite page 426. Story heights 9 and 9 ft. Plans \$15.

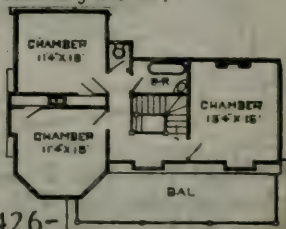
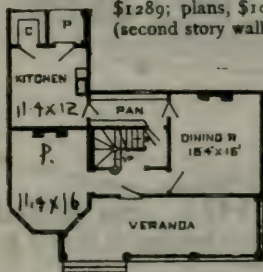
ARTISTIC HOMES



AKLAND COTTAGE.—Design 1744-N; in frame, \$1,050 to \$1,280, plans, \$5; width, 27 ft. 6 in. by 28 ft. 6 in.; story heights, 9 ft. and 9 ft. (full story). Special features: Ornamental gable effect; suitable for a summer cottage.



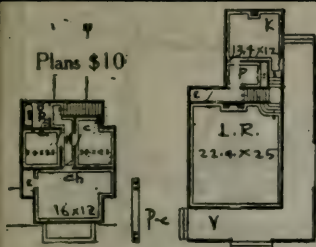
ZION COTTAGE.—Design 1014 M; in frame, \$1,099 to \$1,289; plans, \$10; width, 42 ft. 8 in.; story heights, 9 ft. (second story walls cut down to 5 ft. 6 in.)



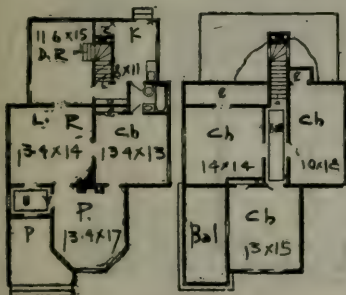
-426-

HERBERT C. CHIVERS CO. ARCHITECTS

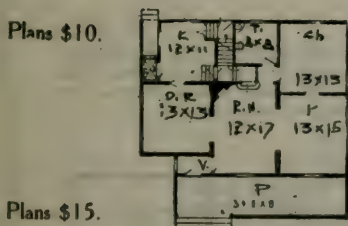
ARTISTIC HOMES



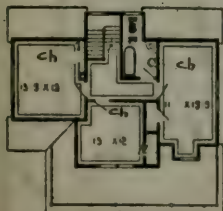
REDLANDS RESIDENCE.—Design 1868M.



HANNIBAL RESIDENCE.—Design 1857Mj



QUINCY RESIDENCE.—Design 1895M.

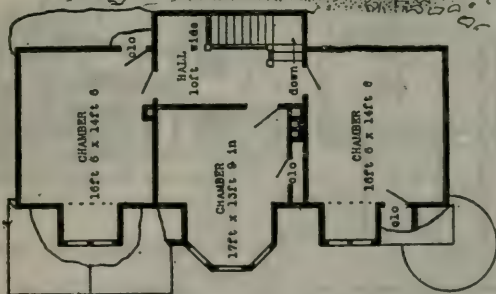


Michael, Ill., Jan. 11, 19
Herbert C. Chivers, Architect,
St. Louis, Mo.

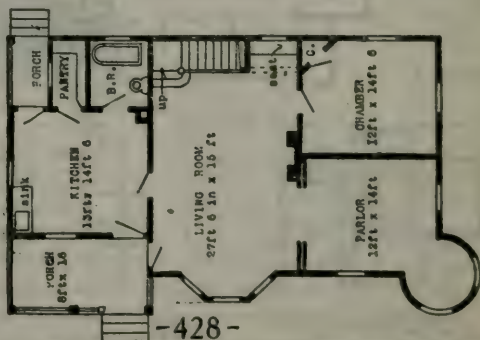
Dear Sir:—
The plan for our parsonage was received in due time. It is nicely arranged for a parochial house and is in truth an elegant and attractive piece of work.

Yours truly,
REV. T. J. CONNOLLY,
Rector St. Michael's Church.

ARTISTIC HOMES



GGERSON COTTAGE.—Design 2353-N; cost in frame, \$1,349 to \$1,562; plans, \$10; story heights, 9 ft. with second story walls cut down to 5 ft. 6 in. except in tower. Special features: A very attractive front. A good farm house plan.



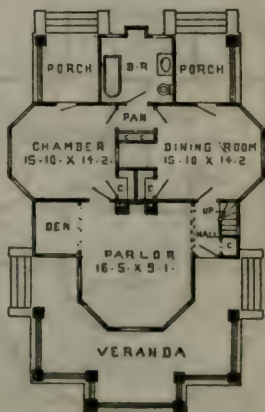
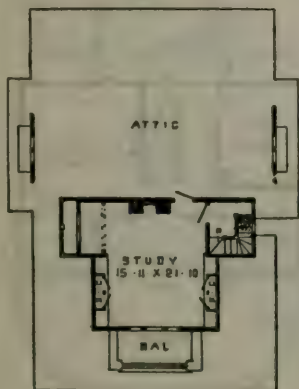
-428-

ARTISTIC HOMES

The designs given herein will probably serve as a basis on which to express your desires in regard to plans. By referring to a portion of one, and a portion of another, you can give us a clear enough outline from which to work. In this manner we can generally arrive very promptly at about what is wanted.



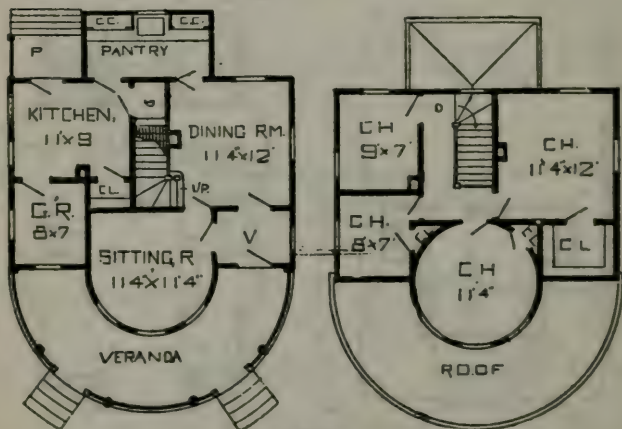
SHEVILLE COTTAGE.—Design 9826-N; in frame, \$1,662 to \$1,283, plans, \$10; width over all, 38 ft. 10 in.; story heights, 9 ft. 6 in. Special features: Simple but attractive roof treatment, stained shingle columns, attractive tower.



ARTISTIC HOMES



LVA COTTAGE.—Design 1011-N; in frame, \$1,480 to \$1,598; plans, \$15; front chamber full story, others cut down at walls to 5 ft. 6 in.; half of pantry could be used as bath-room, with direct entrance between dining-room and kitchen.

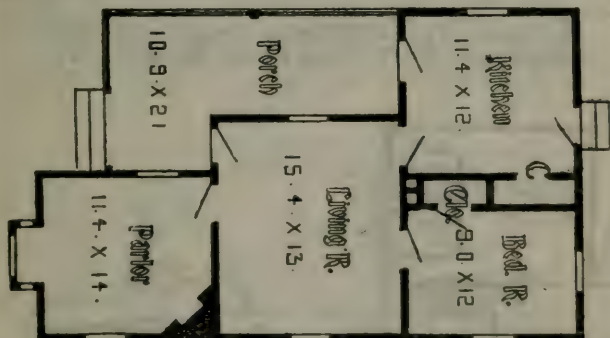


-430-

ARTISTIC HOMES



HARLEM COTTAGE.—Design 1751-O; in frame, \$589 to \$699; plans, \$7; width, 24 ft.; story heights, 10 ft. Special features: Large porch; suitable for a corner lot. See page 65.



Union City, Tenn. Oct 23, 1900

Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:-

Replying to yours 16th. Beg to advise that I built according to your plans and am highly pleased with the results. Regret to say that I have no photo of the house.

Yours truly,

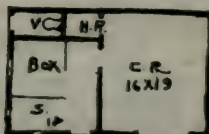
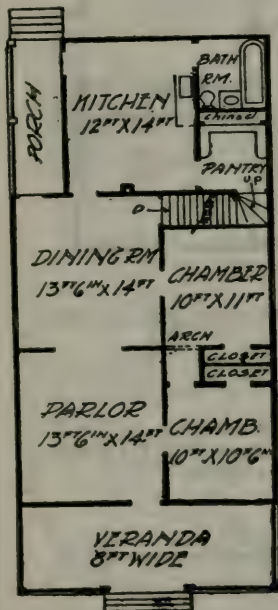
H. C. Chivers

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ARTISTIC HOMES



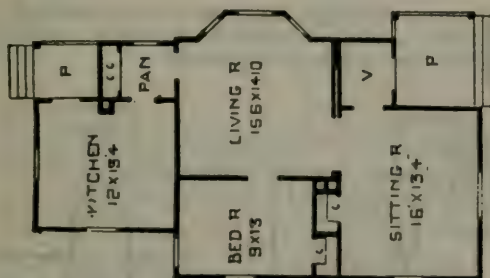
GUYABOGA FALLS COTTAGE.—Design 2342M: cost, \$899 to \$990, plan \$8. A very practical plan See page 65.



ARTISTIC HOMES



LOS ANGELES COTTAGE.—Design 1921-N; in frame, \$659 to \$799; plans, \$5; width, 26 ft. by 44 ft. 6 in.; width over all, 28 ft.; story heights, 10 ft. Special features: Very neat exterior. Modifications: Bath-room could be placed between two back chambers. Modification No. 2. Hedden design with bed-room enlarged to 11 ft. 3 in. by 14 ft. 8 in., with 7x7 ft. bath-room adjoining, opening into kitchen, with 4x7 ft. pantry back of both, with kitchen door in rear.



FROM A CONTRACTOR.

Herbert C. Chivers, St. Louis, Mo.:

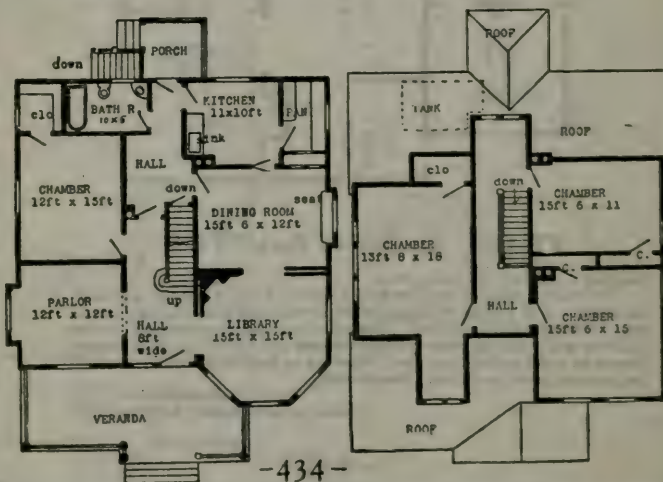
We very much like our new house, erected from your plans and specifications. It is a thing of beauty for those who look upon it, and a joy for us. One who invests in your judgment, plans and specifications, before building will avoid the many disappointments and discouragements usually met in an effort to build a house. Were we to build to-morrow, you would be selected as our architect. Respectfully,

B. A. DONALDSON,
Contractor and Builder, Edgerton, O.

ARTISTIC HOMES



TOWELL COTTAGE.—Design 2857-N; cost in frame, \$1,892 to \$1,949; plans, \$15; story heights, 9 ft. 6 in. and 9 ft. Special features: Large balcony and large veranda.



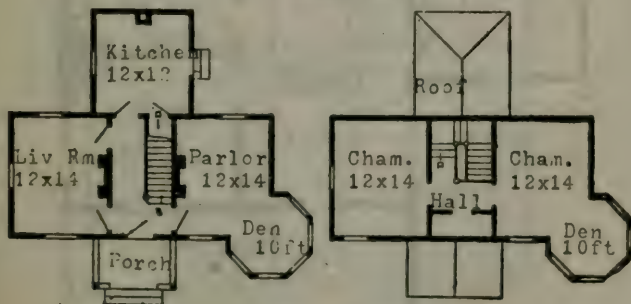
-434-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES'



MT. MORRIS COTTAGE.—1952 M; in frame; \$798 to \$988, in two-story house; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. - Modifications; In two story plan there are dormer windows in front and tower is extended up. See page 65.

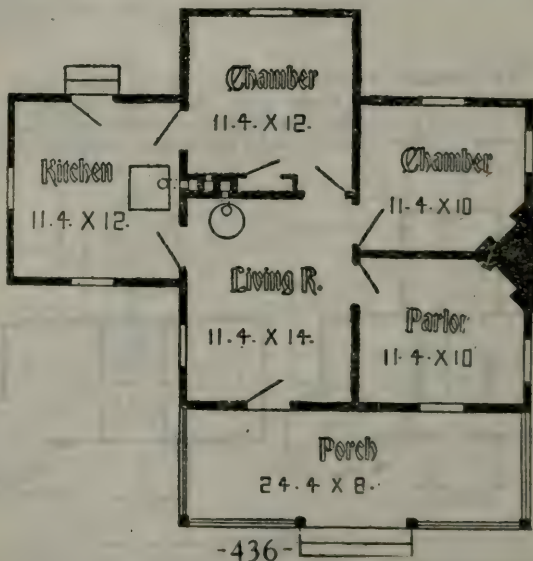


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ARTISTIC HOMES



IV ELVILLE COTTAGE.—Design 1951-O; in frame, \$699 to \$797; plans, \$5; width, 36 ft. by 27 ft. 6 in.; story heights 9 ft. Special features: Attractive stone chimney; well ventilated rooms. See page 33.

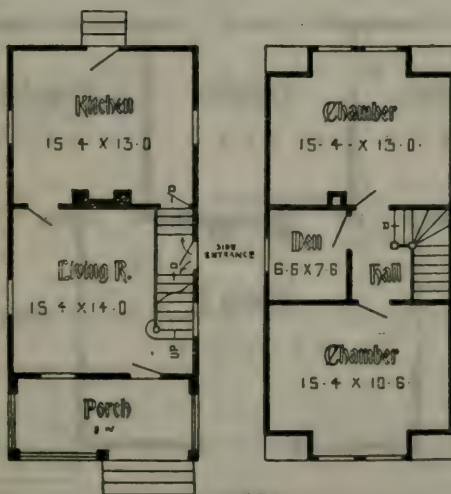


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



YOUNGSTOWN COTTAGE.—Design 1967-N; in frame, \$699 to \$798; plans, \$5; width, 16 ft. 4 in. by 28 ft. 6 in.; story heights, 8 ft. 8 in. and 8 ft. Special features: Combination inside and outside cellar entrance.



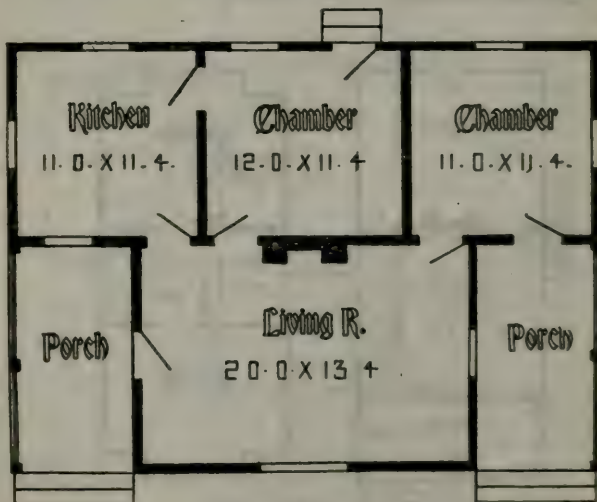
-437-

ARTISTIC HOMES



WASHINGTON COTTAGE.—Design 1754-N; cost in frame, \$689 to \$799; plans, \$5; width, 36 ft. by 26 ft. 2 in.; story height, 10 ft. Special features: Double porch arrangement would admit of house being used for double-house.

HERBERT C. CHIVERS - ARCHITECT.



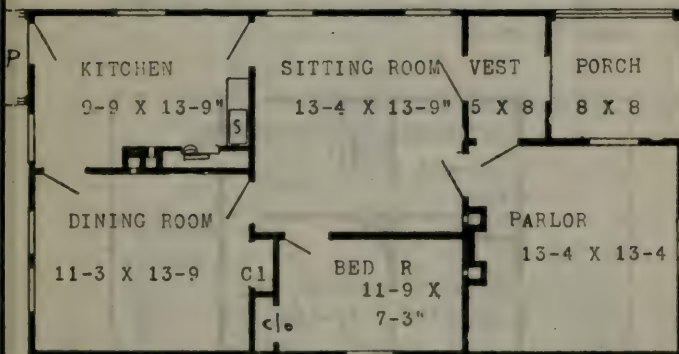
-438-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MORNLAKE COTTAGE.—Design 100193-0; in frame, \$650 to \$750; plans, \$5; width, 22 ft. 1 in. by 42 ft. 10 in.; Story heights, 10 ft. Working plans show a more attractive exterior. See page 65.



I have enclosed to you by mail under separate cover two photographs of my new house erected from your plans. I must say that my wife and I are highly pleased with it, and find it very convenient and cosy, and thank you for your skill in giving us such a good plan. It is the only house of the kind in the country. The photos I send are not good, but will show the general appearance.

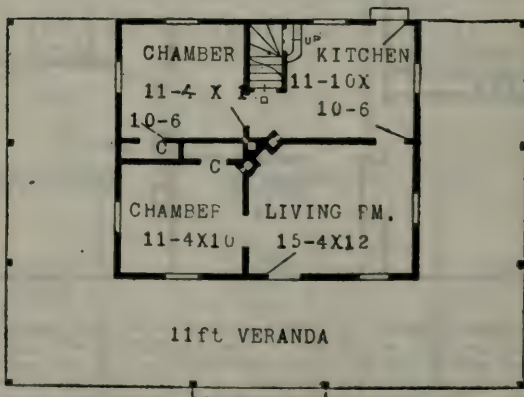
-439- C. F. McCoy, West Union, Ohio.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



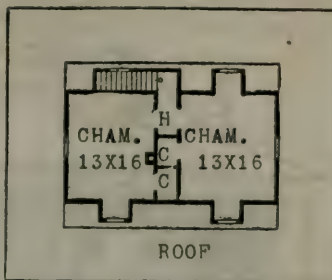
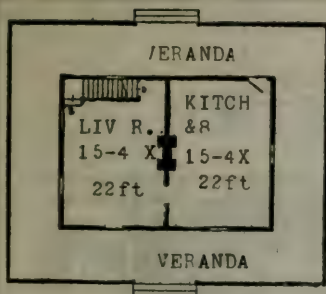
RICH COTTAGE.—Design 1766-O; in frame, \$598 to \$679; plans, \$5; width, 28 ft. 2 in. by 24 ft.; width over all, 50 ft.; story heights, 10 ft. Special features: Large veranda; quaint roof effect; simple fire-place and chimney arrangement. Modifications: A pleasant room, 20x20, could be placed in attic. See page 33.



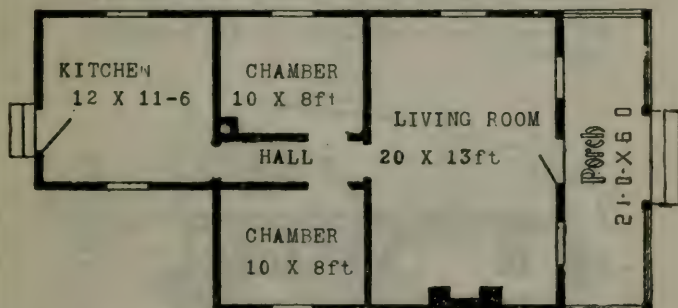
-440-

HERBERT C. CHIVERS CO. ARCHITECTS

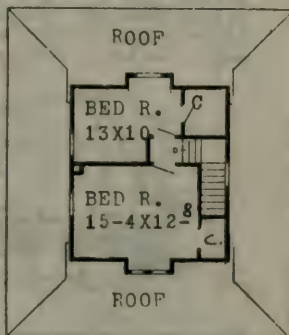
ARTISTIC HOMES



RICHMOND COTTAGE. SEE OPPOSITE PAGE.



ATLANTA COTTAGE. SEE OPPOSITE PAGE.



PRINCETON COTTAGE. SEE OPPOSITE PAGE.

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ARTISTIC HOMES



RICHMOND COTTAGE.—Design 1766-O; in frame, \$498 to \$590; plans, \$5; Special features: Economical flue connection and eleven foot veranda. See page 33. See plans on opposite page.



ATLANTA COTTAGE.—Design 1770-O; in frame, \$418 to \$599; plans, \$7. Modifications: Stairs could go up from kitchen in space devoted to hall, with connecting doors through 9x10 ft. bed room. See page 33. See plans on opposite page.



PRINCETON COTTAGE.—Design 1960-O; in frame, \$478 to \$589; plans, \$7.50. See page 33. See plans on opp. page.

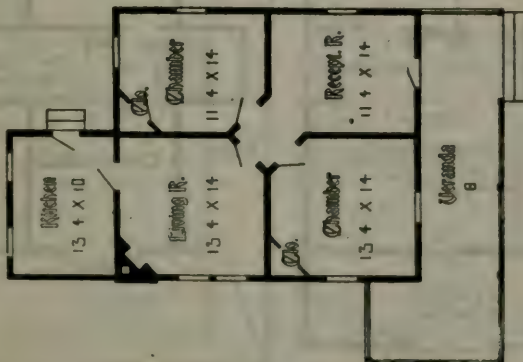
ARTISTIC HOMES

We like our house very much as planned by you, and should we ever build again, will certainly favor you with another order.

MRS. FRANK LANE, Boise, Idaho.

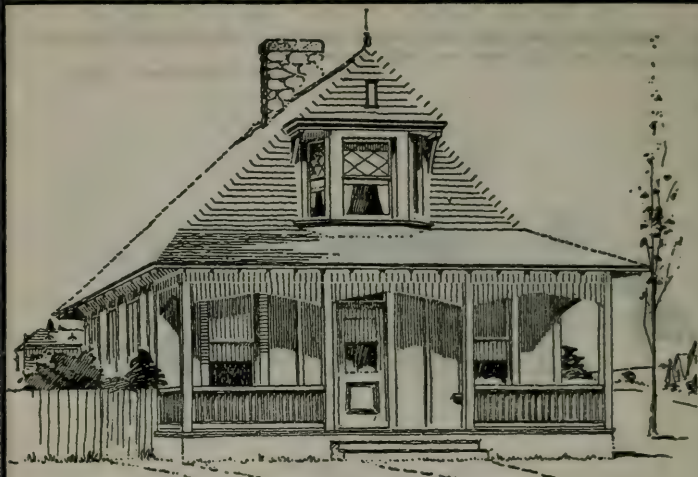


RIE COTTAGE.—Design 1962-N; in frame, \$999 to \$1,289; plans, \$7; width, 26 ft. 2 in. by 40 ft.; width over all, 34 ft.; story heights, 10 ft. Special features: Large veranda; compact connection of rooms to reception room; ornamental stone chimney showing at side. Modifications: An extra room could be added back of back chamber; size, 11 ft. 4 in. by 10 ft., at \$75 additional.

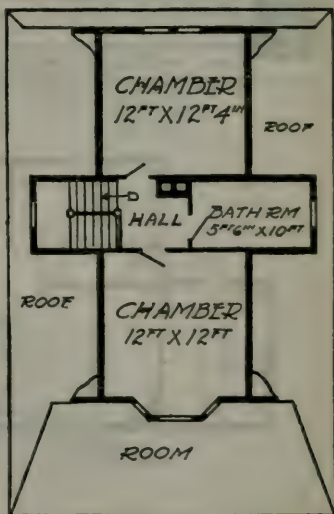
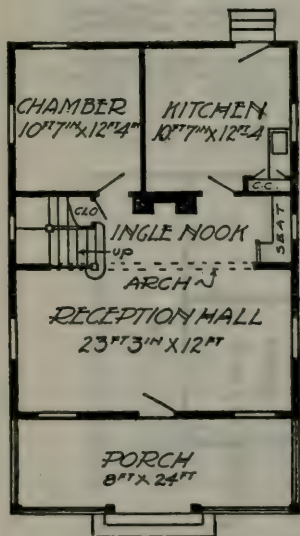


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ARTISTIC HOMES



AMHURST COTTAGE.—Design 100,033-N; size, 24.6x32; cost, in summer construction, \$650 to 700; plans, \$5.



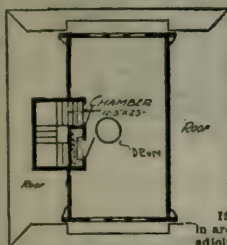
-444-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BRITISH COLUMBIA COTTAGE.—Design 9286-O; in frame, \$250 to \$350; plans, \$5; width, 22 ft. 6 in. by 24 ft. 4 in.; story heights, 8 ft 4 in. Special features: Designed and detailed for cold climate. Combination side entrance and inside cellar entrance. See page 33.

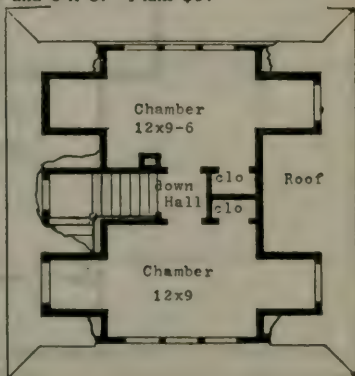


SUGGESTIONS TO YOUR NEIGHBORS.

If communities could, as a whole, readily understand and appreciate the art in architecture each house designed as it should be would enhance the value of adjoining property. My clients often make special efforts to secure for me the planning of houses for their adjoining neighbors, so that the surrounding houses may be in true harmony.

So many architects have not the least conception of how a building will appear in perspective, when erected, or its relation with other buildings, landscape, etc. I make a close study of these conditions.

British Columbia Cottage No. 2 design 5445-B,
story heights 9 and 8-ft 6. Plans \$5.



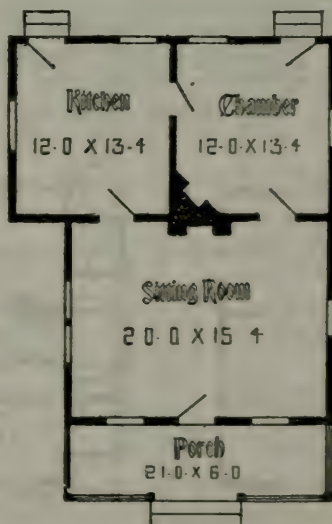
-445-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



SPOKANE COTTAGE.—Design 1963M; in frame, \$385 to \$499; plans, \$10; width over all, 25 ft. 6 in.; story heights, 9 ft. Suitable for a summer cottage, rustic stone chimney. See page 33.

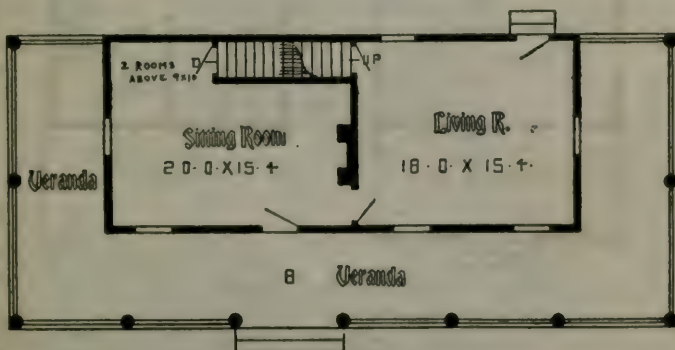


—446—

ARTISTIC HOMES



RIVERSIDE COTTAGE.—Design 1758 N; in frame, \$559 to \$698; plans, \$5; width, 39 ft. 6 in. by 16 ft. 4 in.; width over all, 52 ft.; story heights, 9 ft. and 8 ft. in the clear. Stairs go up from sitting-room. Special features: Tree-trunk posts, with forked brackets; large brick fire-place in sitting-room; two rooms above can be same size as rooms below. A good summer-house design.

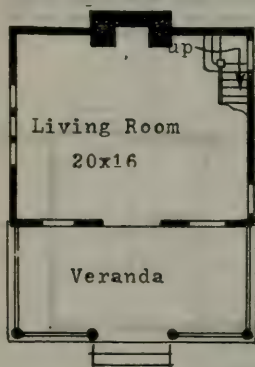


-447-

ARTISTIC HOMES



Log hut design 5448, story 9-ft 6. Plans \$5.



Bryan, Tex., June 22, 19

Mr Herbert C. Chivers
St. Louis, Mo.

Dear Sir:—

I am much impressed with the care which
you exercise in having a client well pleased.

Yours truly,

L. L. McINNIS,

Ass't Cashier, First National Bank

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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MESA COTTAGE.—Design 1541 M; in frame, \$1,000 to \$2,000; plans, \$15; width, 24 ft. 6 in. by 33 ft.; story heights, 9 ft. and 8 ft. (full story). Special features; Plain, neat exterior; stained shingle gables with white trimmings, very effective. See page 65.



MECCA RESIDENCE.—Design 861 M; in frame, \$1498 to \$1596; plans, \$20; width, 20 ft. 6 in. by 43 ft.; width over all 24 ft. 5 in.; story heights, 9 ft. 6 in. and 9 ft.; sizes of room Parlor, 13 ft. 4 in. by 15 ft.; dining room, 18 ft. by 13 ft. 4 in.; kitchen, 14 ft. 6 in. by 13 ft. 4 in.; front chamber, 13 ft. 6 in. by 15 ft. 6 in.; alcove 6 x 8; with closet; middle chamber, 14 ft. 8 in. x 13 ft. 4 in.; back chamber, 13 ft. 4 in. x 13 ft. 4 in.; bath, 6 x 9. See page 65.

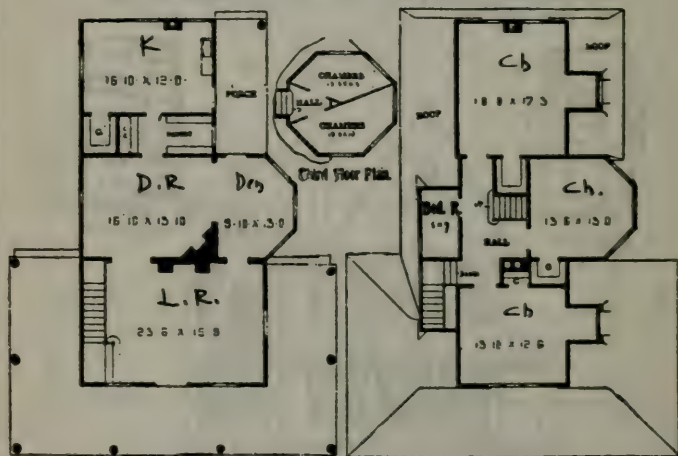
- 449 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PHILADELPHIA COTTAGE.—Design 6028R; page 267; in frame, \$1,100 to \$1,300; plans, \$5; width, 24 ft. 4 in. by 48 ft.; story heights, 10 ft. and 8 ft. 0 in.; attic, 8 ft. Special features: Wide fire-place in front room; large veranda; suitable for seashore. Plans show post foundation. See page 113.



Milwaukee, Wis., June 11, 1904.
Mr Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

We to-day received the photograph of the colonial residence and we cannot begin to express our admiration of it. It is truly a thing of beauty, and should be a continuous joy to you, its creator.

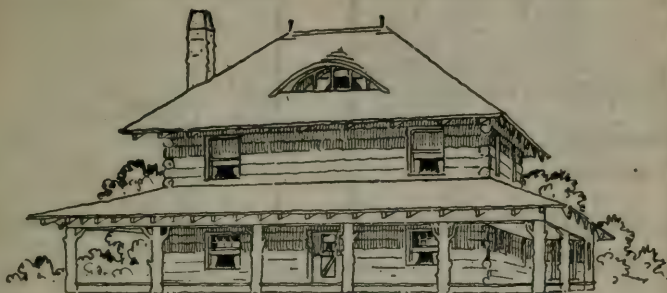
Yours truly,

PATTON PAINT CO.

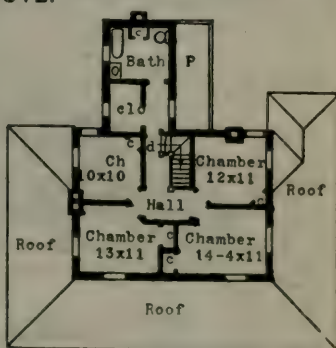
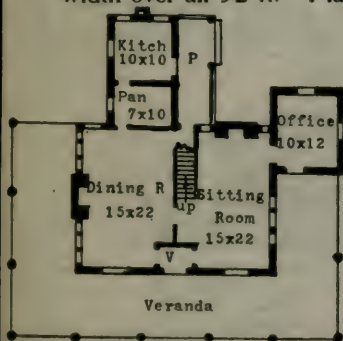
—450—

HERBERT C. CHIVERS CO. ARCHITECTS

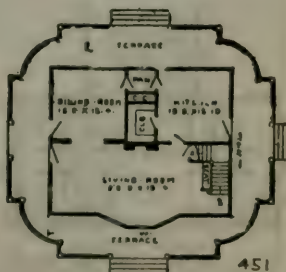
ARTISTIC HOMES



Mirecourt design 5451, story heights 9 and 8-ft 6. Suitable for country home. Log posts. Log walls, width over all 52 ft. Plans \$12.



- 451 -

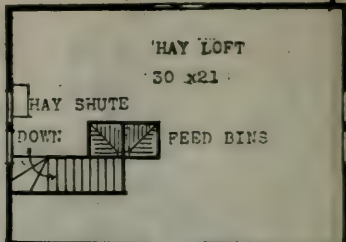
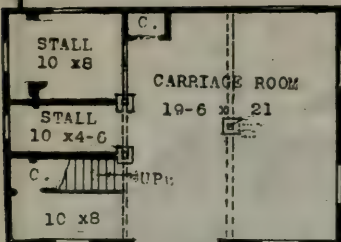


MAYNARD COTTAGE—Design 2425M; cost in frame \$1,362 to \$1,450; plans \$10. See page 452.

451

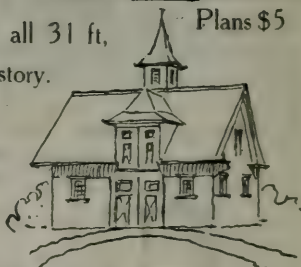
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Stable design 5452, width over all 31 ft,
8-ft 6 story.

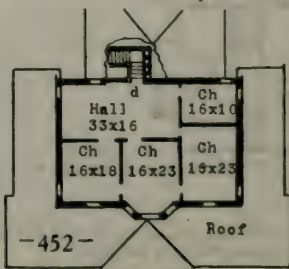
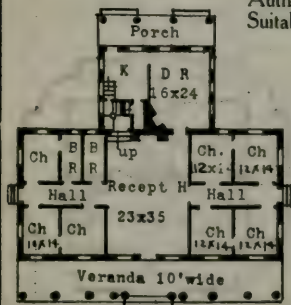
Plans \$5



MAYNARD COTTAGE.
SEE 451



Author Residence 5452-B, story heights 10 ft.
Suitable for country club or country home. Plans \$15.

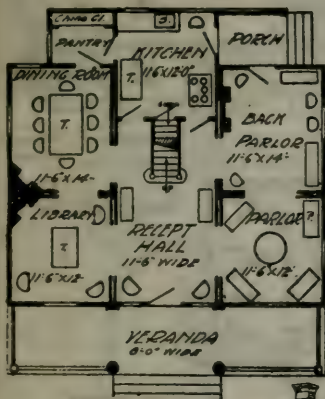


-452-

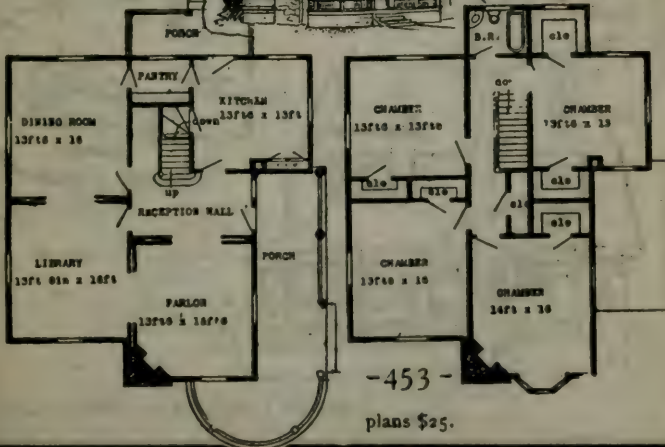
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

COLLURN COTTAGE. — Design 1222M; size, 37x28 ft.; cost, \$1,199 to \$2,294. See page 65.

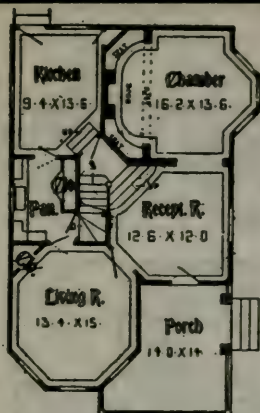


MARILLA RES
\$2,190 to \$2,285;
Design 2032M;



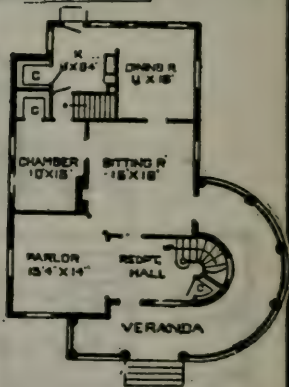
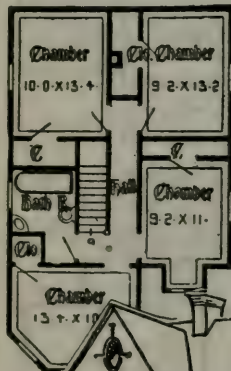
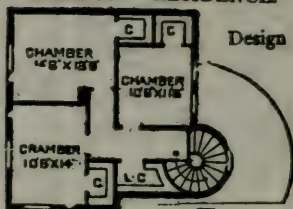
-453-
plans \$25.

ARTISTIC HOMES



HAMMOND RESIDENCE.

Design 1859M;

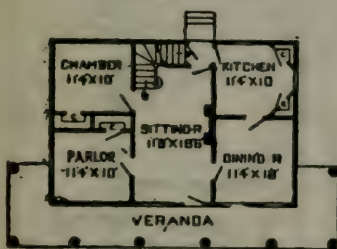


-454- FOLSOM RESIDENCE.— Design 664M;

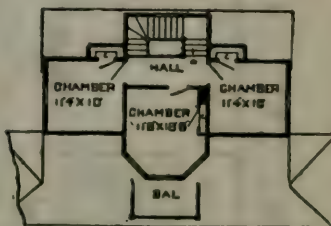
ARTISTIC HOMES



TEXAS COTTAGE.—Design 1013M; in frame, \$1,100 to \$1,498; plans, \$10; width, 26 ft. 4 in.; story heights, 9 ft. and 8 ft. 6 in. (cut down to 5 ft. at front and rear walls). Special features: Wide front, attractive hall, with wide fire-place for logs. See page 65.



FIRST FLOOR



SECOND STORY

- 455 -

THE TRULY APPRECIATIVE.

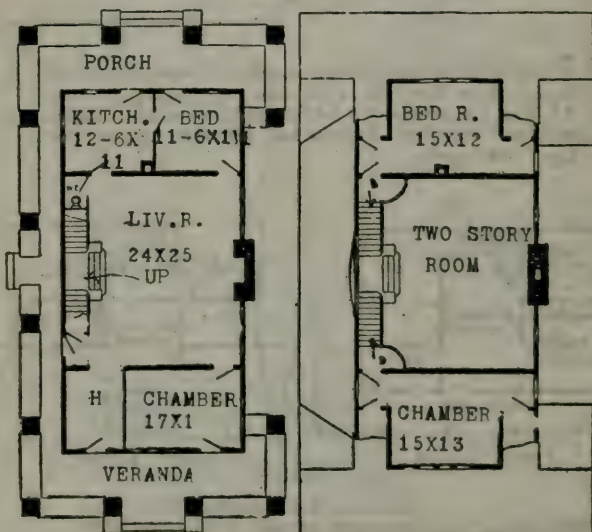
The class of clients we desire are the "truly appreciative."

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



VERMONT COTTAGE.—Design 1211-O; size, 25 ft. 8 in. by 50 ft. 6 in.; story heights, 8 ft. in the clear. Summer construction, \$1,200 to \$1,400. Special features: Attractive fire-place, two-story effect to living room, stained shingle exterior; very economical construction. Plans \$10. See page 33.



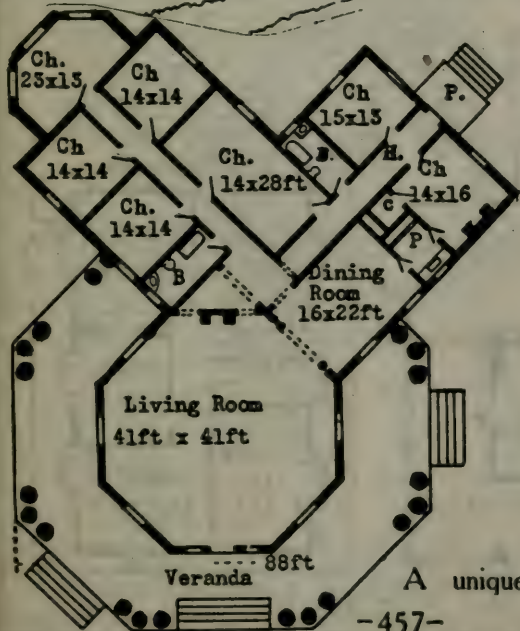
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Munich design 5457
Plans \$15.

MY STYLE OF DESIGN

Have designed churches, schools, libraries, theatres, stores, hotels, banks, etc., all over the U. S., and have a special department for the planning of residences. If you intend to build, it will pay you to at least secure my ideas in preliminary plans. My buildings seem to fit the surrounding landscape and are practical.



A unique log house.

-457-

ARTISTIC HOMES



DODGESON COTTAGE.—Design 3000-O; summer construction in frame, \$982 to \$1,192; suitable for a sea-shore

Columbus, Ohio, June 8, 1904

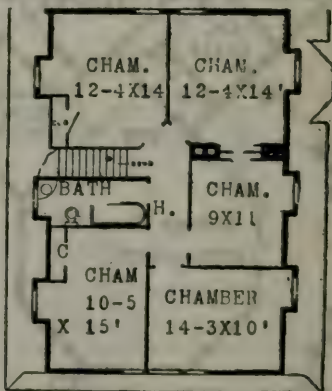
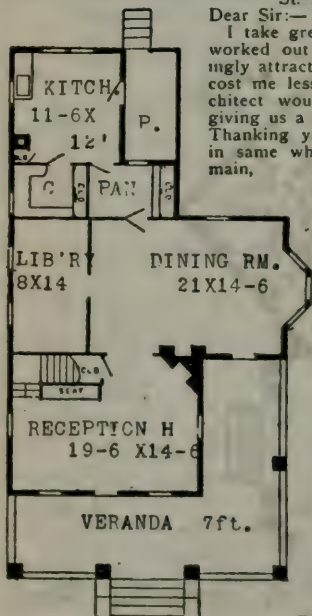
Herbert C Chivers, Esq.,
St. Louis, Mo.

Dear Sir:—

I take great pleasure in saying that the plans worked out perfectly, and we have an exceedingly attractive and convenient home. The plans cost me less than one-fifth of what a local architect would have charged for them, besides giving us a place with more style and character. Thanking you for the interest which you took in same while we were building, I beg to remain,

Yours very truly,

CHARLES F. BUTTERWORTH,

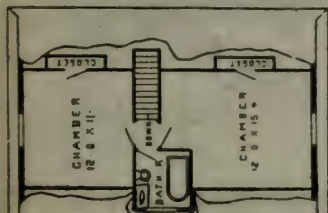
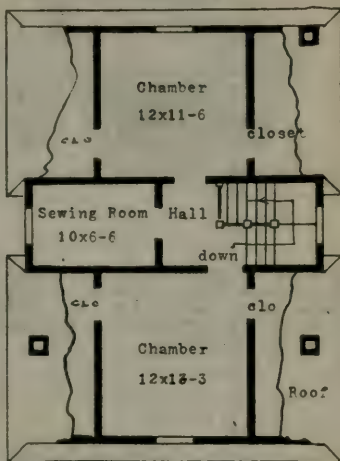
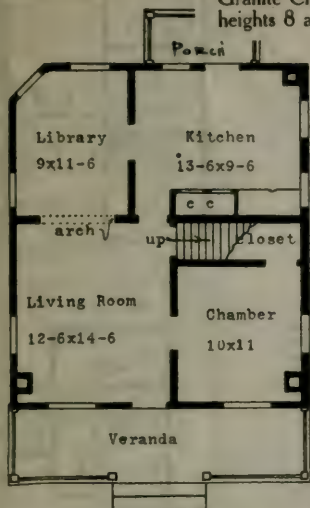


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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Granite City Cottage No. 2 design 5459-A, story heights 8 and 8 ft. Plans \$5

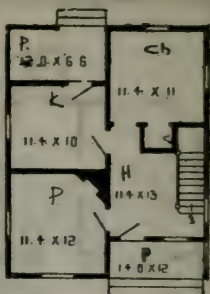


-459-

Granite City Cottage No. 1 design 5459, story height 9-ft 6. Summer House construction. Plans \$5.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LUREKA COTTAGE.—Design 1745-O; in frame, \$699 to \$798; plans, \$10; width, 24 ft. 2 in. by 30 ft.; story heights, 9 ft. and 8 ft. (cut down at wall to 5 ft.). Modifications: Closet can be put in between front and back bed-rooms on second floor. See page 65.

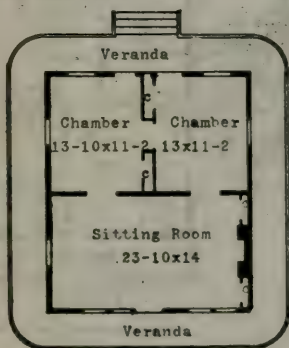
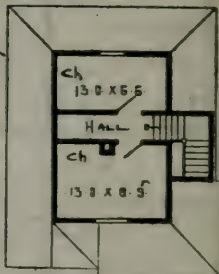
Glenside, Pa., Aug. 1, 19
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

I beg to acknowledge receipt of plans and specifications to-day, and wish to express my heartiest approval of them. When finished will be a handsome home.

Respectfully yours,

JAMES HARVAY



Burgess design 5460, 8-ft 6 story. Quite unique for a summer home. Plans \$5.

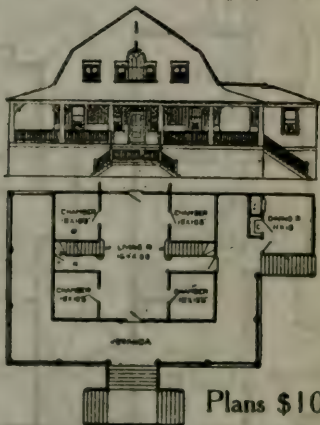
-460-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ST. JOSEPH COTTAGE.—Design 1771M; in frame, \$499 to \$539; plans, \$15; width, 18 ft. 4 in. by 44 ft.; width over all, 22 ft. 6 in.; story heights, 9 ft. and 8 ft. (two rooms above). St. Joseph plan No. 2, Andrews design; size, 19. 10x24 ft. with sitting-room 19x12 ft., pantry 6x8 ft., with double flue at kitchen, with single flue to living room, with three rooms above, sizes 11x13 ft., 8, 12x11 ft. and 11x10 ft. with middle room having ventilation on two sides; second-story wall cut down to 5 ft. A very attractive design. See page 65.

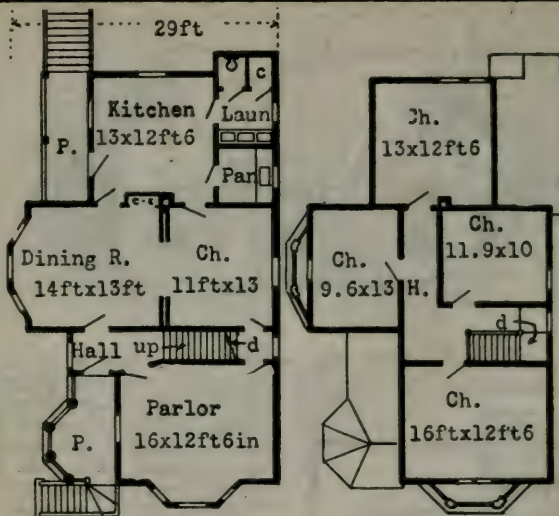


Plans \$10

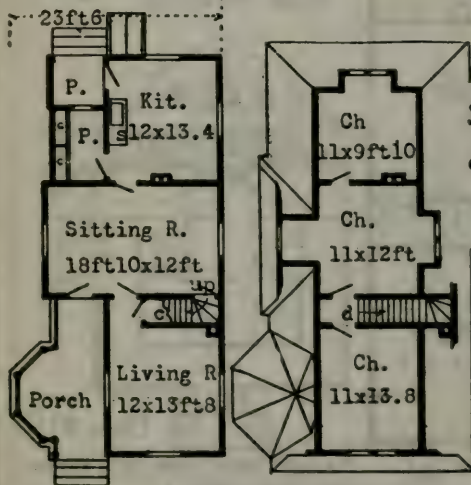
-461-

A summer home; plans, \$10; kitchen under dining-room.

ARTISTIC HOMES



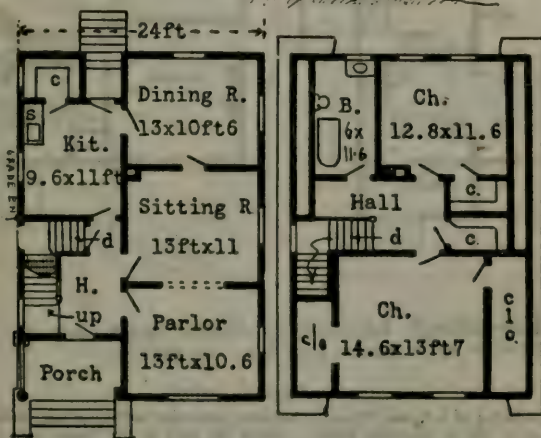
St. Joseph Cottage No. 2 design 5462-A, story heights 9-ft 6 and 8-ft 6. See design on opposite page 461. Plans \$10.



St. Joseph No. 3 design 5462-B, story heights 8-ft 6 and 8. Plans \$10.

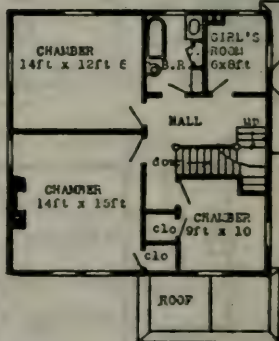
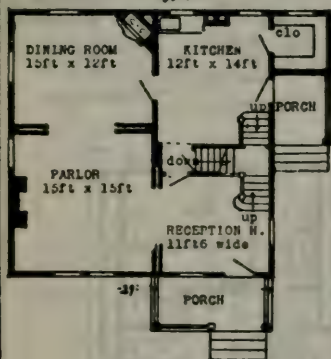
-462-

ARTISTIC HOMES



Lorea design 5463, story heights 9 and 8 ft, cut to 6 ft side-walls. Very compact. Plans \$10. -463-

ARTISTIC HOMES

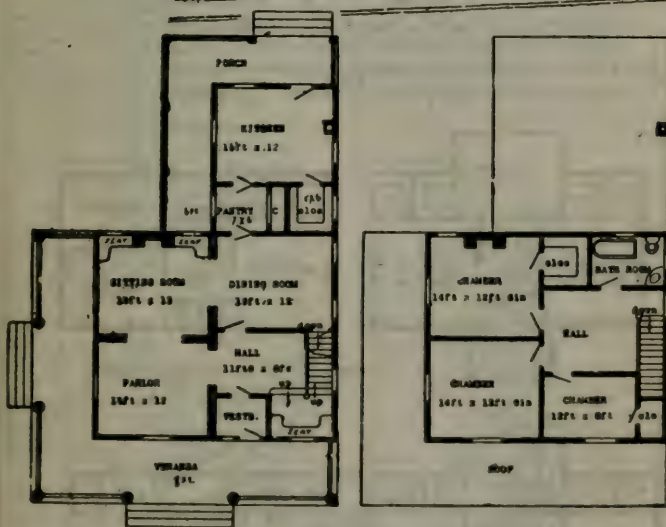


DIMONDALE RESIDENCE.—Design 1977M; cost in frame \$1,592 to \$1,790; plans \$10. See page 65.

POINTS TO LOOK AFTER.

The planning of a house, where expensive materials and labor are considered, should not be left to unskilled hands. Allow the lady of the house to have considerable say-so in the floor arrangement especially. They have to live in the house day and night and a poorly planned house is generally more expensive than a modern practical plan.

ARTISTIC HOMES



MALTBY RESIDENCE-465- 1925M;

MY TERMS.

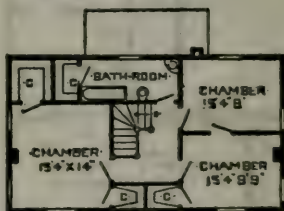
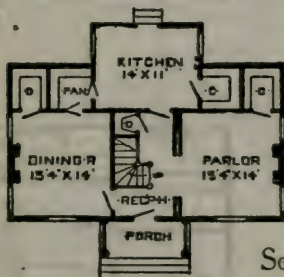
I agree to make your plans for a stated sum, and therefore would not be interested in making your building unnecessarily expensive in order to increase my commission, as is often done,

HERBERT C. CHIVERS CO. ARCHITECTS

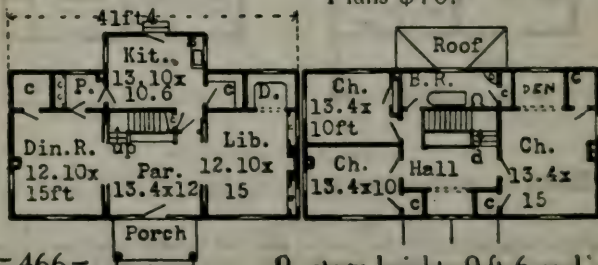
ARTISTIC HOMES



SENECA COTTAGE.—Design 867-O; in frame, \$1290 to \$1398; plans, \$10; in brick or frame; width 29 ft. by 26 ft. 6 in.; story heights, 9 ft. and 8 ft. 6 in. Special features—Clean-cut, substantial looking Colonial design. See page 65.



Seneca No. 2 design 5466
Plans \$10.



- 466 -

9. story heights 9-ft 6 and

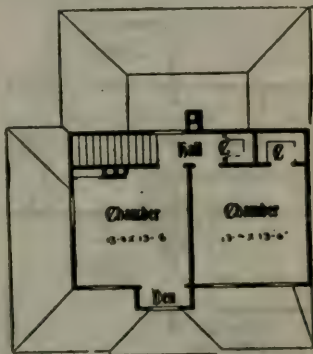
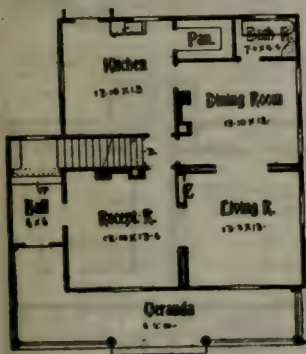
ARTISTIC HOMES



BLOOFIELD RESIDENCE—Design 6022-O; in frame, \$1200 to \$1387; plans, \$10; width, 27 ft. 8 in. by 31 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. See index for Danville residence: See page 65.

— MY RESPONSIBILITY. —

My professional responsibility and preparedness has been my success and is evidenced by the fact that clients who build year after year invariably come back to me for plans.



The plans which you prepared for me were in every respect satisfactory as to design, convenience, etc.

B. W. WITT. Mossy Creek, Tenn.

ARTISTIC HOMES



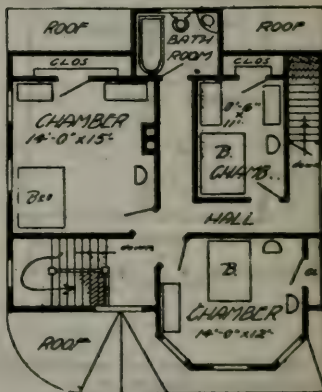
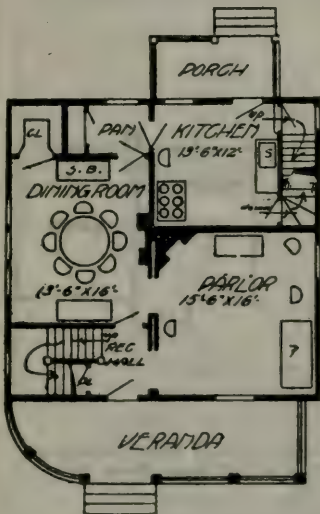
(second story side walls cut down to 5 ft. 6 in.)

DIXON RESIDENCE.—Design 1540 M;

Plans \$15



WARWICK COTTAGE—



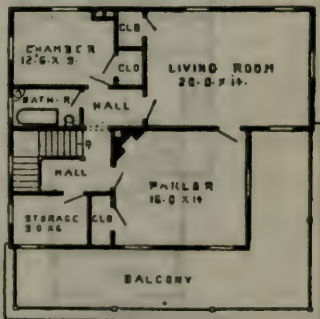
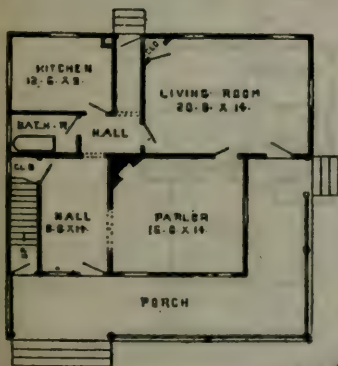
Plans \$10

-468-

ARTISTIC HOMES



SALAMANCA RESIDENCE—Design 2376M; cost in frame,
\$2,190 to \$2,298; plans, \$15. See page 65

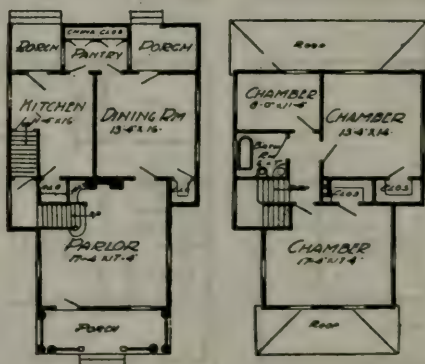


- 469 -

ARTISTIC HOMES



FINCASTLE RESIDENCE.—Design 4001 M; in frame, \$792 to \$886; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. cut by roof to 5 ft. 6 in. walls. A neat Colonial design. See page 65.



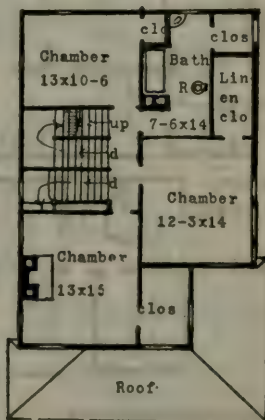
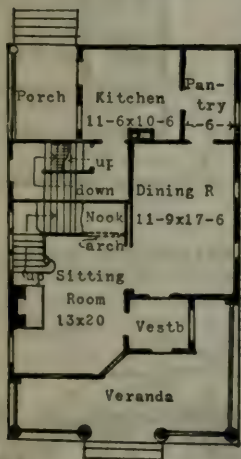
-470-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Cadiz design 5471, story heights 9-ft 6 and 8-ft 6, width 26 ft. Plans \$10.



-471-

The plans sent me are satisfactory; entirely so. I am much pleased with the house. It is, I think, by far the neatest and most satisfactorily arranged building that I ever saw.

ASA BUTLER, Crab Orchard, Tenn.

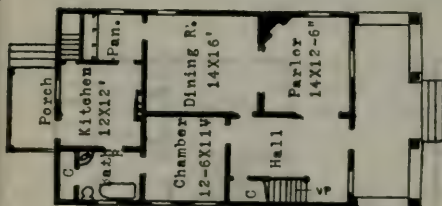
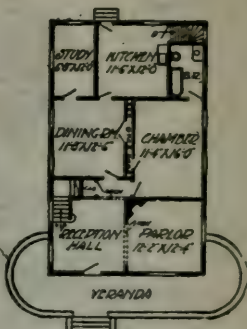
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



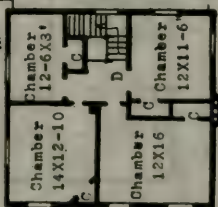
CHESTERVILLE

Design 11,949M; cost, \$1,399 to \$1,484; size, 26 ft. by 43 ft.; special features: Compact arrangement; bath-room on first floor; study back of dining-room. Plans \$12. See page 65.



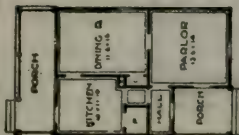
**VAN NESS
RESIDENCE**

Plans \$10.



DINKEYVILLE COTTAGE—Design 1645-O
\$400 to \$450; plans, \$5; story heights, 10 ft.

Plans \$5.

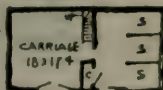
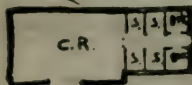
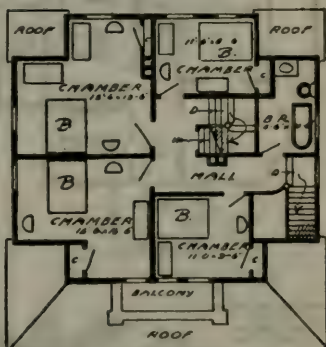
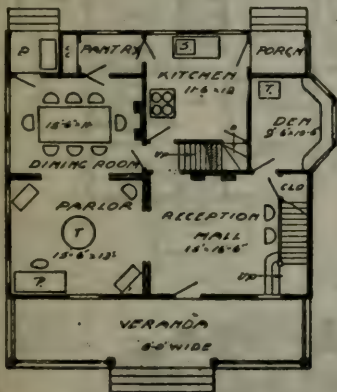


-472-

ARTISTIC HOMES



SAGINAW COTTAGE.—Design 1202M; Size 36 ft. 6 in. by 31 ft. Cost \$2595 to \$1998; plans, \$10.



-473-

A greater portion of my work comes from clients who roughly arrive at the arrangement of plan wanted themselves and then send their work to me to be put into practical shape.

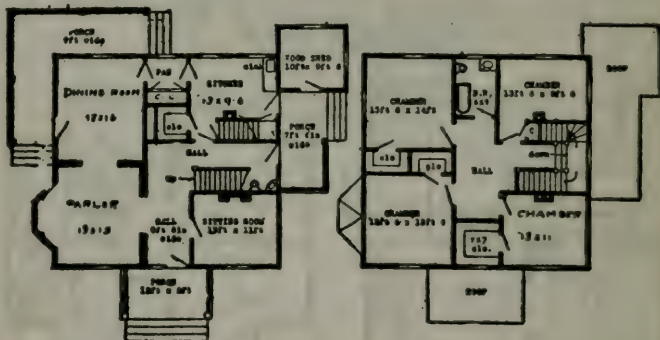
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



WALMORE RESIDENCE.
\$1,790 to \$1,892; plans \$10.

Design 2045M;
See page 65.



NIMROD & HUDSON,
OWNERS
300 WEST ST
NEW YORK

HANCHETT,
ARCHT.
1840 SPRING
COLORADO



Idaho Springs Colo MAR. 26, 1911

Mr. Herbert C. Chivers,
Wainwright Bldg., St. Louis.
Dear Sir:-

Replying to your favor will say plans came satisfactorily.
The color effects specified produced a fine effect.

Yours respectfully,

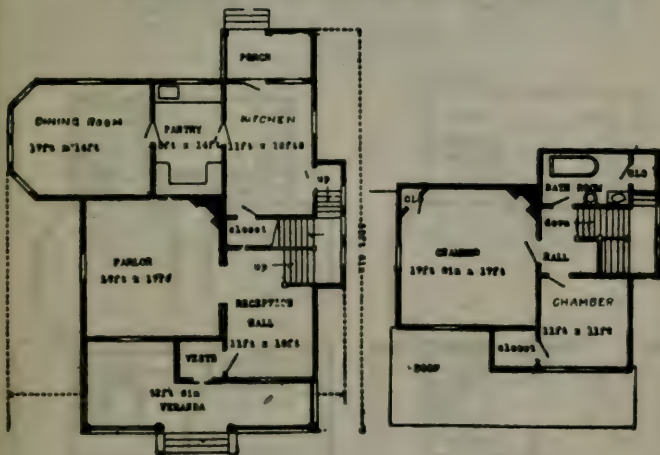
-474-

Hanchett

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

"practice makes perfect" this alone should be an incentive for you to avail yourself of my services.



COLOMA RESIDENCE.—Design 1917M; cost in frame \$1,492 to \$1,580; plans \$10. See page 65.

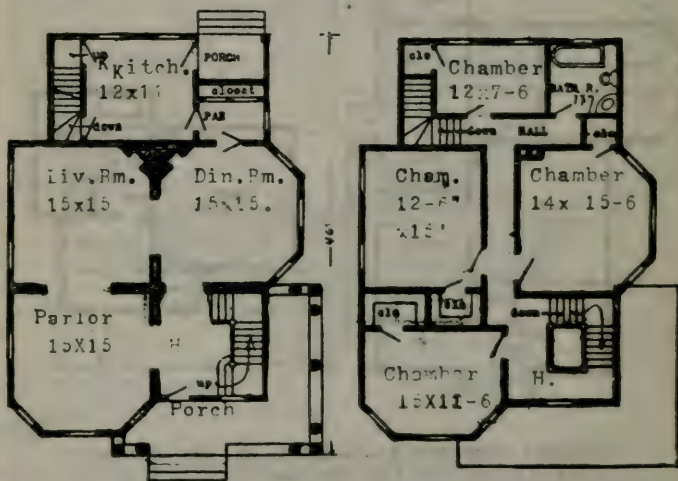
We are more than pleased with the plans prepared by you.

JOHN P. KEISER, Osceola, Ark.

-475-

HERBERT C. CHIVERS CO. ARCHITECTS

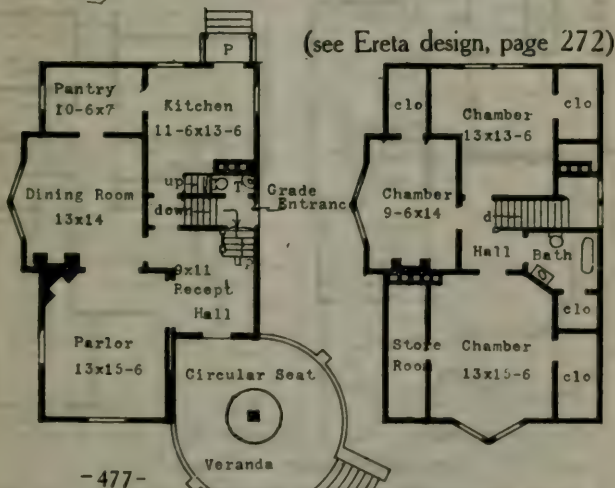
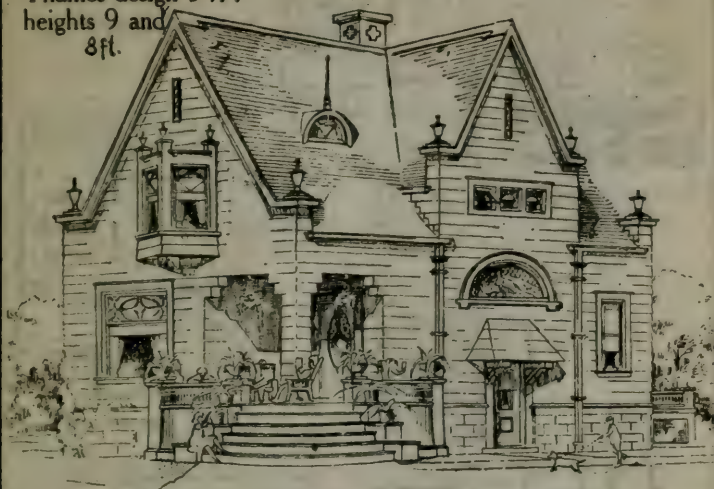
ARTISTIC HOMES



DORSEY RESIDENCE.—Design 1924M; cost in frame, \$1,692 to \$1,892; plans \$30. See page 65.

ARTISTIC HOMES

Thames design 5477
heights 9 and
8ft.



Special features: inexpensive round platform porch, with square top roof and circular seat. Side entrance. Full-story ceilings. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

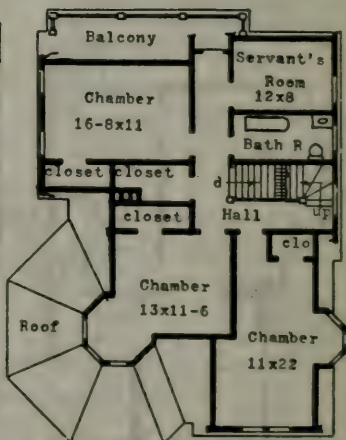
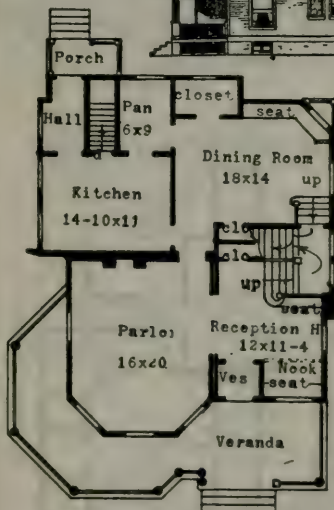
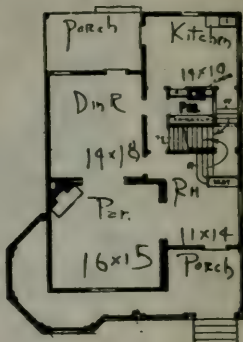


CUTTING RESIDENCE

—Design 6033 O.



Plans \$10



Cutting Residence No. 2 design 5478, story heights 9 and 9 ft. See design above. Plans \$15.

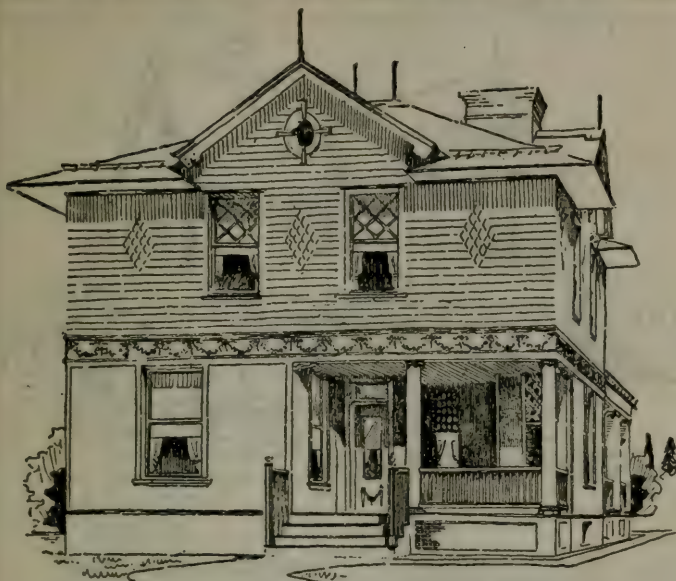
—478—

It gives me pleasure to state; plans which you made for our house have given entire satisfaction. We cannot think of any betterment of interior arrangement or exterior design. The rooms are all well ventilated, well lighted and arranged convenient for furniture, etc. It certainly pays to consult an architectural expert and not trust to common-place talent.

ANTON OCHS, New Ulm, Mich.

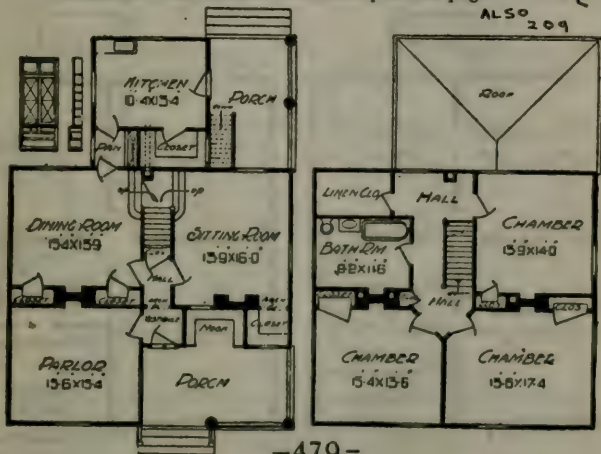
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



WINCHESTER RESIDENCE. See description on page 507

ALSO 209

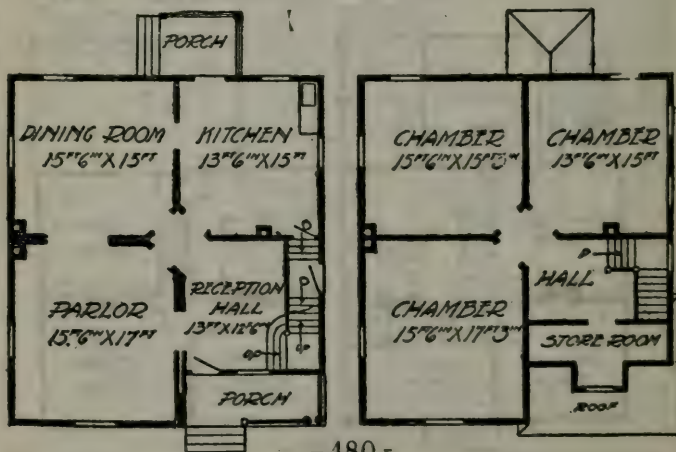


-479-

ARTISTIC HOMES



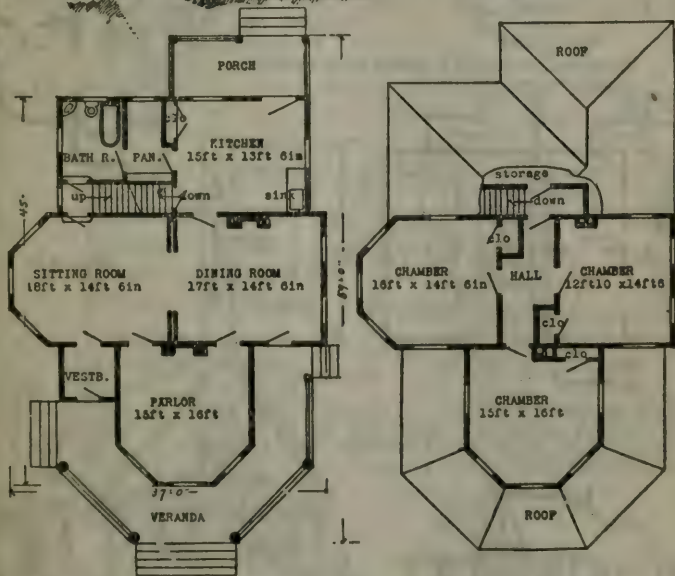
TUSTIN COTTAGE.—Design 2380-O; cost in frame, \$1,392 to \$1,480. plans, \$10. Full story heights. See page 55.



-480-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

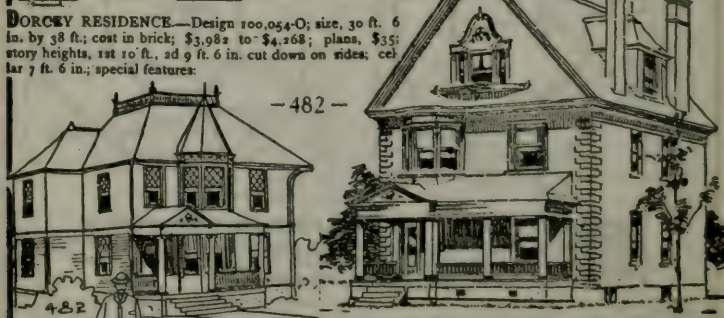
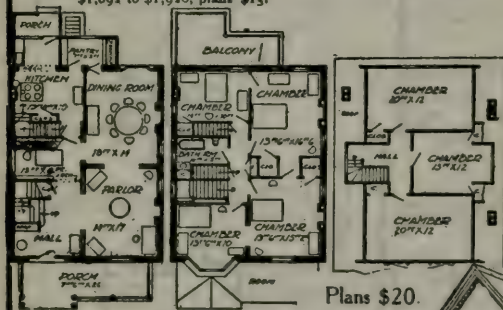
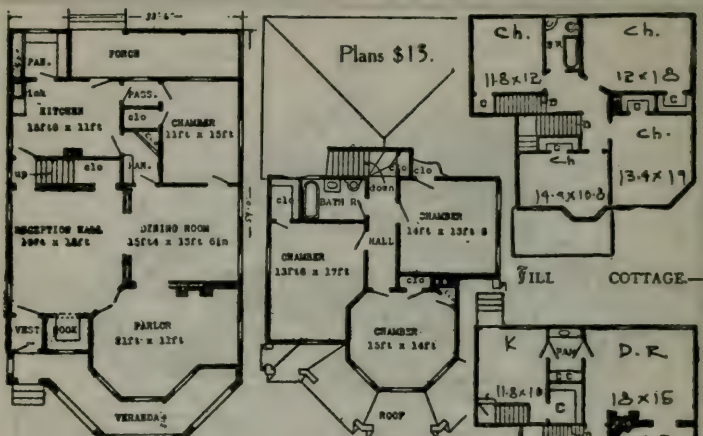


DORSET RESIDENCE.—Design 1900-N; cost in frame, \$2,140 to \$2,392; plans, \$20. See Chesterton residence. Special features: Attractive parlor and sitting-room; with pleasant outlook and large veranda; front room is well ventilated.

-481-

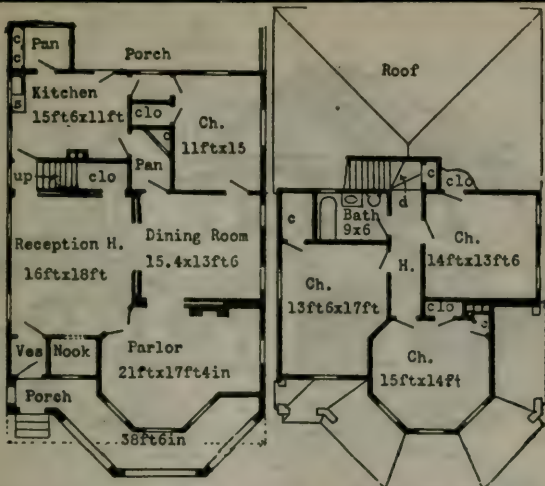
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

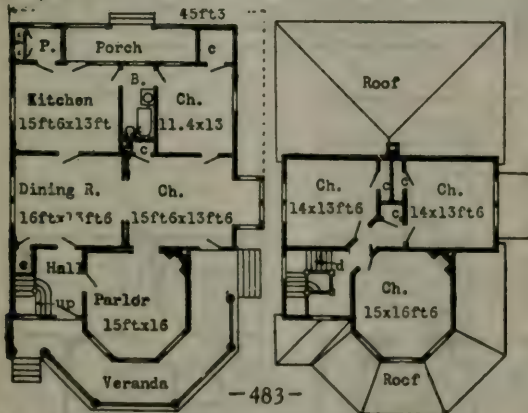


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Tilden Residence No. 2 design 5482-A, story heights 9-ft 6 and 8-ft 6. See design opposite page 484. Plans \$15.

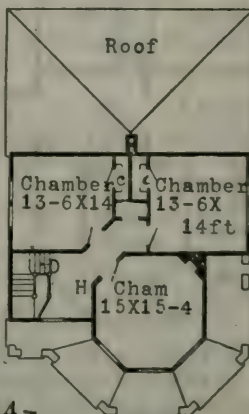
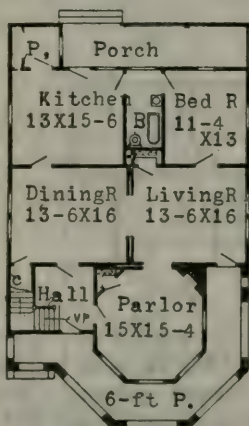


Tilden Residence No. 3 design 5482-B, story heights 9-ft 6 and 8-ft 6. Round Colonial columns. See similar design with shingle column on opposite page 484. Plans \$15.

ARTISTIC HOMES



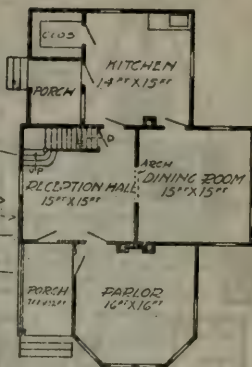
MILKEN RESIDENCE.--Design 361-N; in frame, \$1,698 to \$1,780; plans, \$15; width over all, 31 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story. Special features: Octagon parlor and abingle porch; well-ventilated second-story front rooms.



-484-

HERBERT C. CHIVERS CO. ARCHITECTS

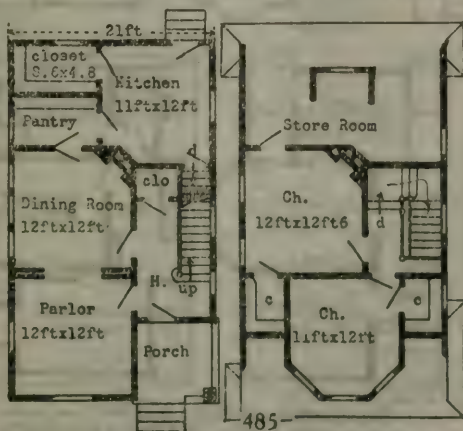
ARTISTIC HOMES



ANGOLA RESIDENCE.—Design 100-055-M; cost, \$1,290 to \$1,492; width, 31 ft. 6 in.; story heights, 9 ft. 6 in.; second, 8 ft. 6 in.; cellar, 7 ft. under rear of house. Plans, \$10. Special features: Attractive bay in front; plain, neat, clean-cut exterior.



Angola No. 2 design 5485, story heights 9 ft. design above. Plans \$10.

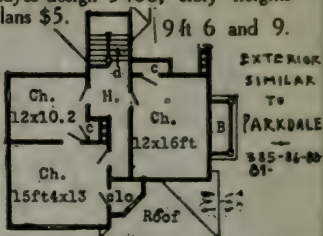


HERBERT C. CHIVERS CO. ARCHITECTS

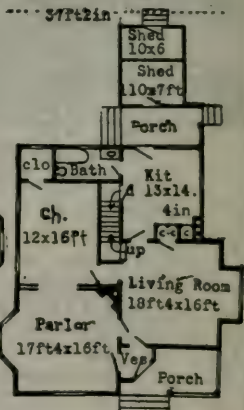
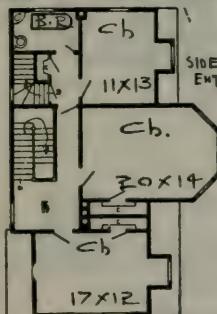
ARTISTIC HOMES



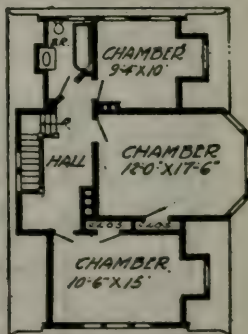
Hayes design 5486, story heights
Plans \$5.



AKDALE COTTAGE—Design 9074-N; in frame, \$1,399 to \$1,591
plans, \$10; width, 24 ft. 8 in. by 42 ft. 8 in.; width over all, 31 ft.
4 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story. Special
features: Wide fire-place in hall; well-ventilated rooms.



Plans \$10.

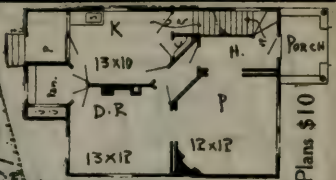


-486-

BROWNSTOWN COTTAGE—Design 76-O; cost, \$1,298
to \$1,399; plans, \$10; size, 27 ft. 6 in. by 36 ft.; story heights
10 ft. and 9 ft. Design similar to Oakdale cottage.

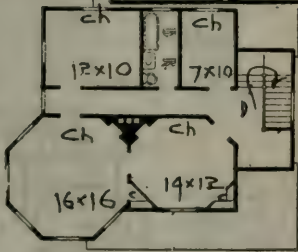
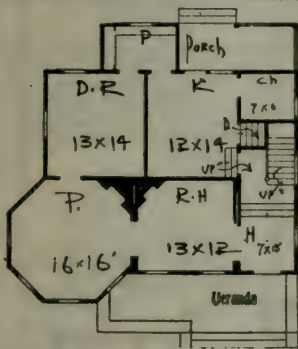
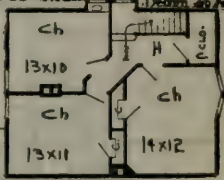
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$10

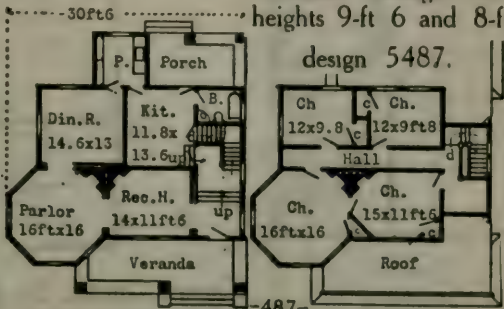
WILMORE COTTAGE



WINDSOR COTTAGE.—Design 90680; in frame, \$1499.
 \$1498; plans, \$30; width, 33 ft. x 26 ft. 4 in.; width over
 all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special
 features; Octagon parlor, and wide stair arrangement.
 Modifications; Kitchen could be used for dining room with
 small porch back of present dining-room. See page 65.

Plans \$20.

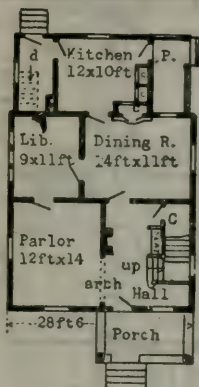
Windsor Cottage No. 2
 heights 9-ft 6 and 8-ft 6.



Plans \$15.

—487—

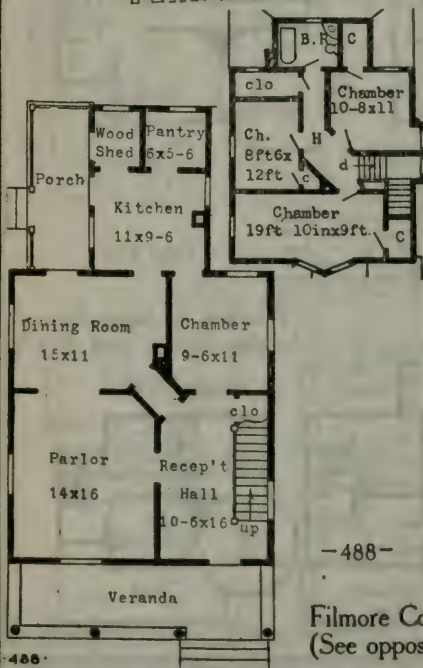
ARTISTIC HOMES



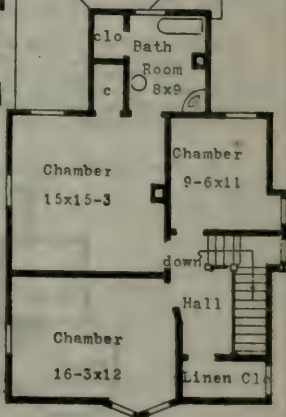
PLAN I



FILMORE COTTAGE.—Design 9642-N; in frame, \$962 to \$1,096; plans, \$10; width over all, 22 ft. 4 in.; story heights, 9 ft. and 9 ft. cut down by roof to 5 ft. 6 in. walls. Special features: Compact plan and neat exterior. Also plan No. 2, Salesbury design, same as above with 12 ft. by 14 ft. parlor; with 11x14 ft. hall; with 11x14 ft. dining-room where kitchen now is; with 10x12 ft. one-story kitchen; with 5x10 ft. wood-shed; with 6x8 ft. bath above; and 4x6 ft. closet to room over present kitchen; with front chamber 20x9 ft.; next chamber 8.6x12 ft. with 4x8 ft. hall; closet back of this.



story heights 9-ft.



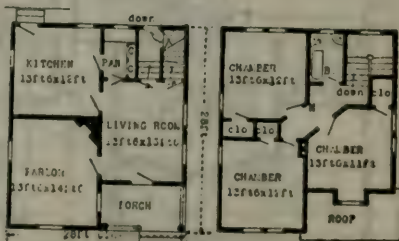
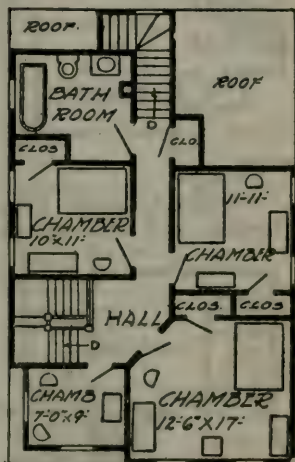
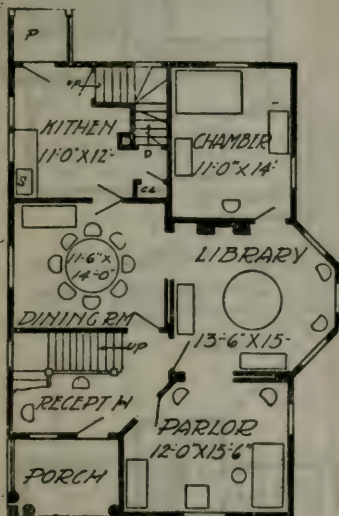
-488-

Filmore Cottage No. 2 design 5488,
(See opposite page.) Plans \$10.

ARTISTIC HOMES



VERNVILLE RESIDENCE — Design 100,019-0; cost, \$1,638 to \$1,892; plans, \$15; size, 26.6x42 ft.; special features: Compact plan; bay to library, large bath-room, combination cellar entrance at rear.



-489-

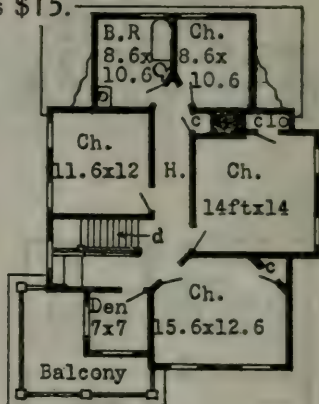
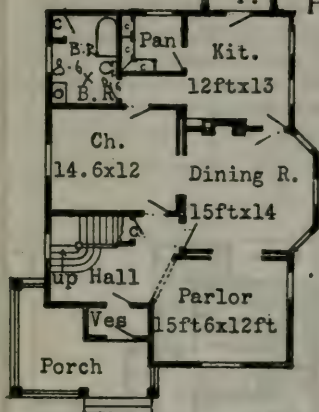
ALCOGO DESIGN

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

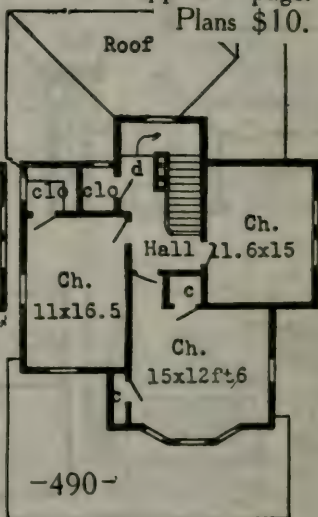
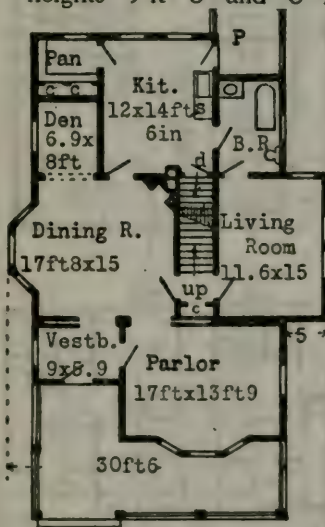
Fernville Cottage No. 2 design 5490-A, story heights 8-ft 6 and 8 ft. See opposite page 489.

P. Plans \$15.



Fernville Cottage No. 3 design 5490-A, story heights 9-ft 6 and 8 ft. See opposite page.

Plans \$10.

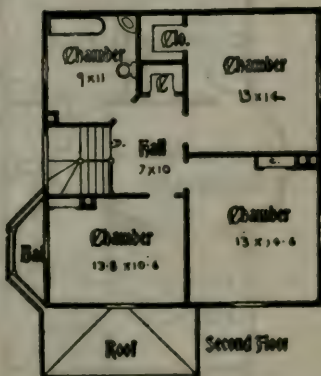


ARTISTIC HOMES



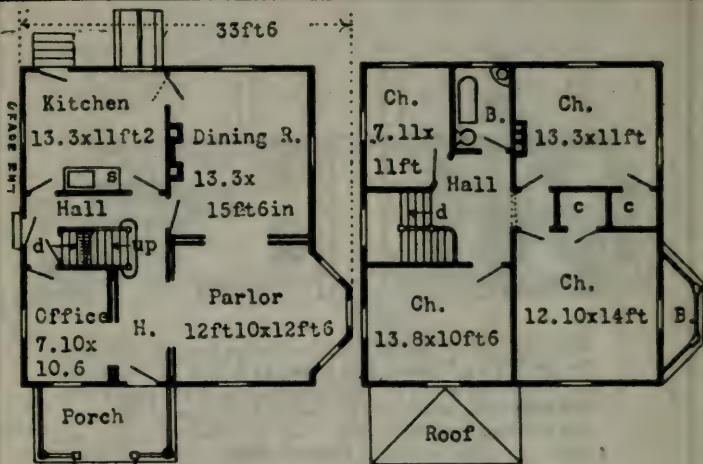
WASHINGTON RESIDENCE.—Design 6014-O; in frame, \$1,190 to \$1,398; plans, \$10; width, 27 ft. 8 in. by 29 ft. 6 in.; width over all, 33 ft.; story heights, 9 ft. 6 in. and 9 ft.; side walls to second story cut down to 8 ft.; special features: Bay to library. Modifications: See St. Louis Cottage on page Modification 2, Galbreth design, same as Washington Residence, except bay is on side of parlor instead of at library, with combination side entrance and no pantry; full 9 ft story heights. Modification No. 3, Smith design; same as Washington Res., except kitchen flue is at outer corner and stairs to basement go down direct from kitchen. See page 65.

Plans \$10.



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ARTISTIC HOMES

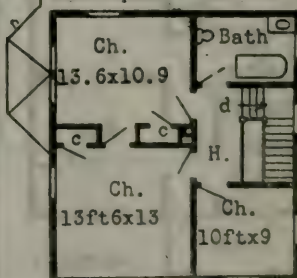


Washington Residence No. 2 design 5492. Full story heights. See opposite page 491. Plans \$10.



Unionville Residence No. 4 design 5492-B.

Similar exterior to  page 342 for plan reversed.



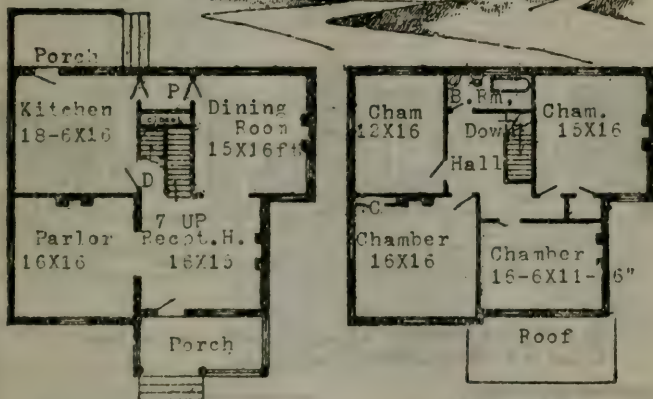
Story heights 9-ft 6 and 9 ft. -492- Plans \$10.

ARTISTIC HOMES

EDMORE RESIDENCE.

Design 1915M.

Plans \$25.



Fairfield Lumber Company.

Lumber, Lath, Shingles, Sash, Doors, Lime, Cement and
Building Material Generally.

Fairfield's Ill. 10/5/1911

Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:-

The plans of my residence prepared by you, also those of
our bank building were very satisfactory in all respects. I thank
you for the interest taken in my work, and the many useful suggestions
offered.

Yours very truly,

J. M. Good

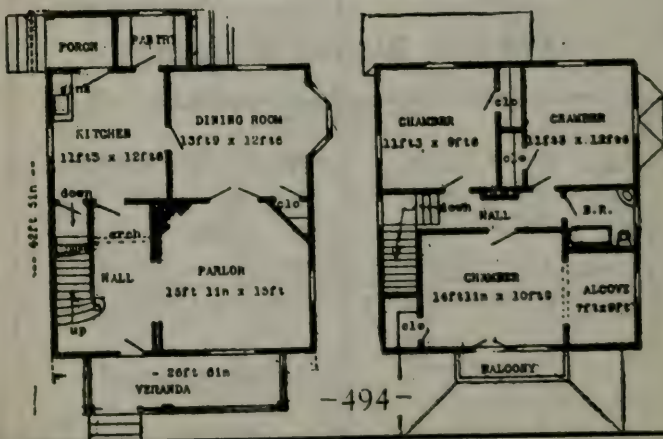
-493-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



KALIVA RESIDENCE.—Design 1920M; cost in frame \$1,002 to \$1,180 plans \$10. See page 65.



HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Plans \$20



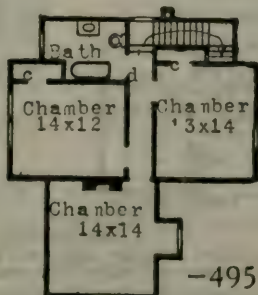
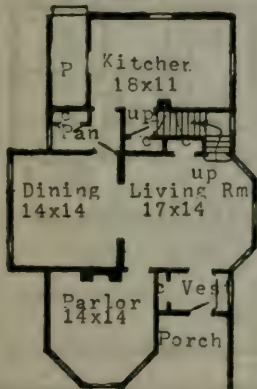
AVON RESIDENCE.

Design 1868M

Plans \$20.

JACKSON
RESIDENCE.

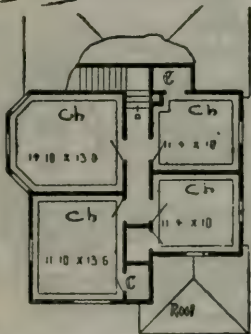
1882, M.



-495-

ARTISTIC HOMES

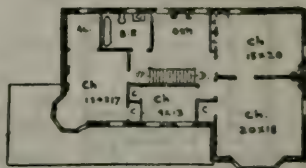
Plans \$20.



DES MOINES RESIDENCE.

Design 848M;

Plans \$20



SAVANNAH RESIDENCE

—Design 1856M;

- 496 -

ESTIMATES.

We do not guarantee estimates. This would be absolutely an injustice to our clients, reputable builders and fellow architects.

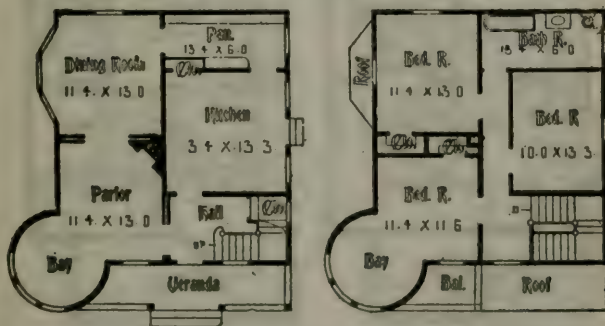
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$20.

MASTING COTTAGE.—Design 1950-O; in frame, \$1250 to \$1398; plans, \$10; width, 25 ft. 8 in. and 27 ft. 6 in.; story heights, 9 ft. and 8 ft. 6 in. in the clear. Special features—Shingle tower and porch, giving massive effect. See page 65.



I like your plans better than any others I have seen.

MISS R. KATE GARDINER, Amsterdam, N. Y.

ARTISTIC HOMES

HOTELS

My success in Hotels or apartment buildings is a thorough insight of the many requirements of the public, embodying style, convenience, elegance with view to profitable outlay

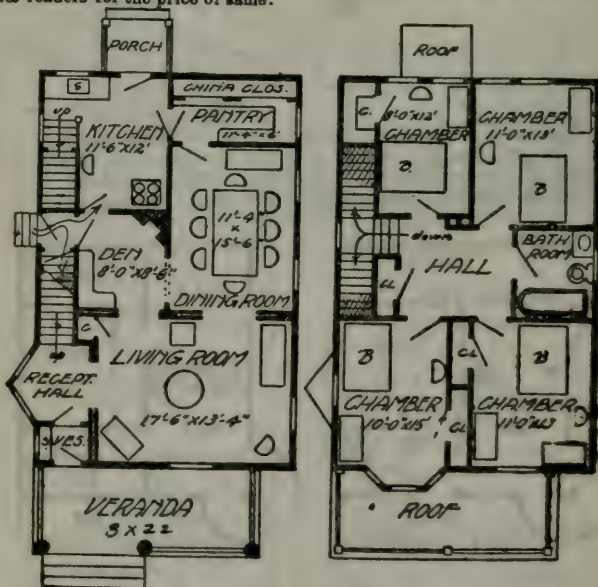


SCHOOLS

My success in plans of Schools has given me an advanced and practical training of the exacting requirements of heating, light and ventilation. My style of architecture is educational

ARTISTIC HOMES.

This book is a work of building information, not a highly polished fancy picture book. It contains many plans and all possible information that we can give its readers for the price of same.



CILTON COTTAGE.—Design 1206M; size 24 x 26 ft. Cost \$1298 to \$1499; plans, \$10. Special features: den with fireplace, den entrance, unique reception hall, large living-room.

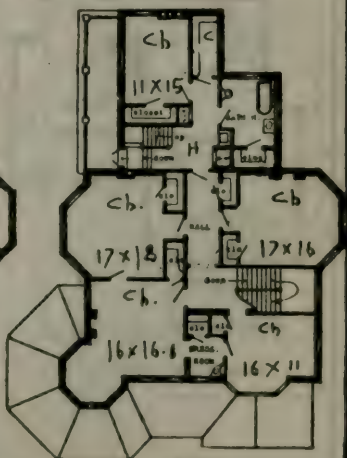
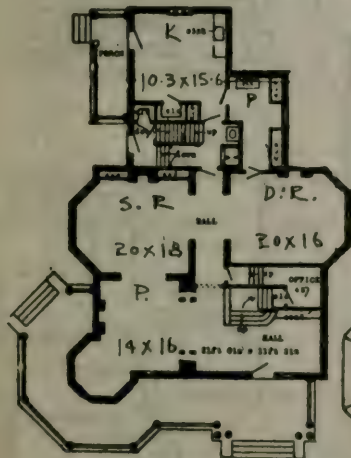
-498-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



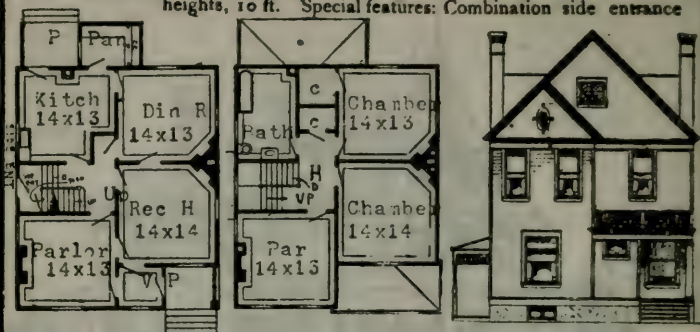
OXBOW RESIDENCE.—Design 2020-O; cost in frame. \$3,980 to \$4,540; plans, \$40. Cost in brick, \$6,700 to \$7,890; plans, 3 1-2 per cent. on cost.



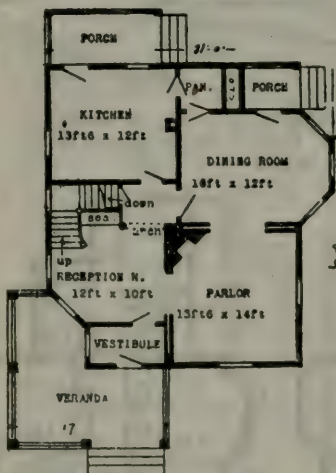
-499-

ARTISTIC HOMES

heights, 10 ft. Special features: Combination side entrance

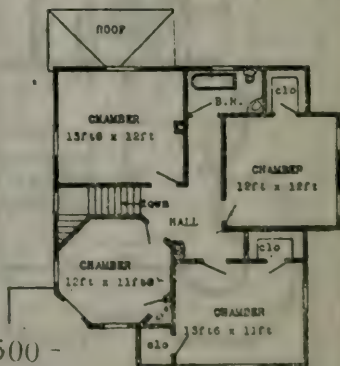


GRAND FOLKS RESIDENCE.—Design 10-O; in frame. NOTE: SEE PAGE 51 4
\$1399 to \$1486; plans, \$10; width over all, 28 ft. 2 in.;



STAMFORD RESIDENCE

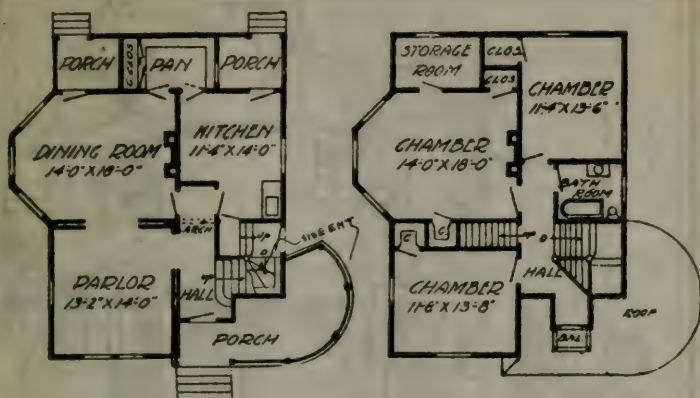
Design 2042M;



-500-

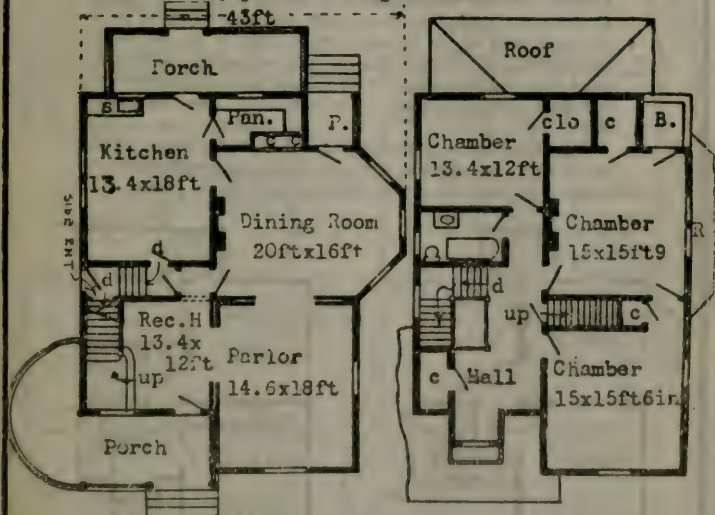
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MARLEBORO COTTAGE NO. 2.—Hawke design 55-0; cost, \$1,490 to \$1,582; size, 26 ft. by 35 ft. See Marleboro design on page Plans \$10.

Marleboro Residence, No. 6, Halzback design, the same as No. 1, on page 502 with barge-board gables;



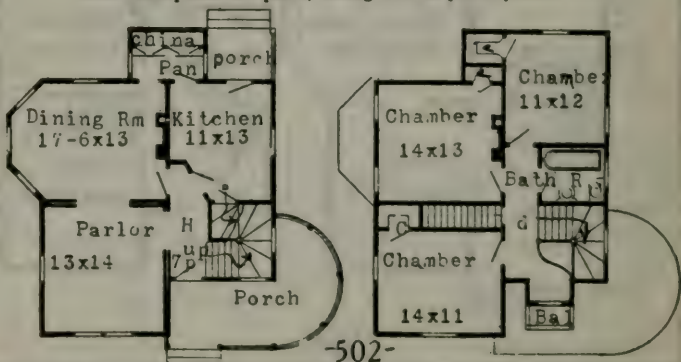
-501-

ARTISTIC HOMES



MARLEBORO RESIDENCE.—Design 9071-O; in frame, \$1,198 to \$1,356; plans, \$10; width, 25 ft. 10 in. by 28 ft. 6 in.; width over all, 38 ft.; story heights, 9 ft. 2 in. and 9 ft. Special features: Large veranda; pleasing outline; well-ventilated dining-room; kitchen could be used as dining-room with one-story kitchen addition. Modifications: See Marleboro No. 2, etc.

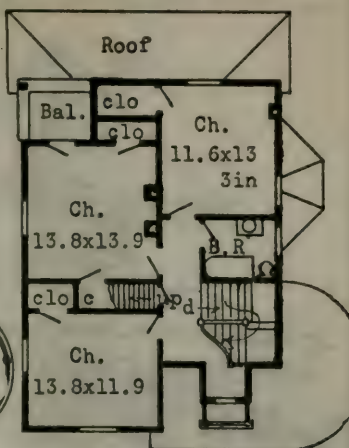
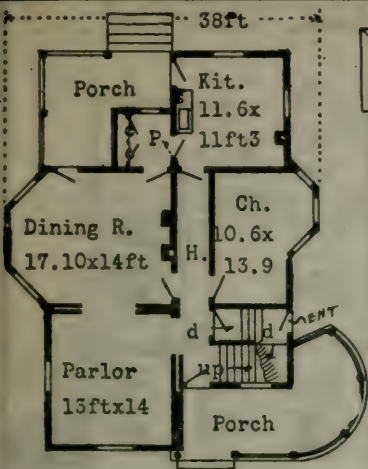
Marleboro No. 5, Francis design, with dining-room 17 ft. 10 in. by 14 ft., with rear porch to dining-room, with door, to same; with parlor fire-place; sliding door at parlor pocket.



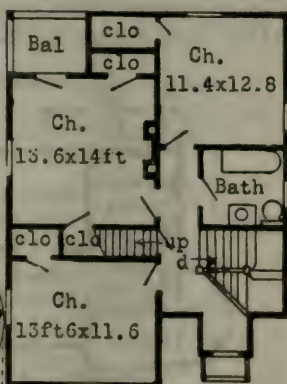
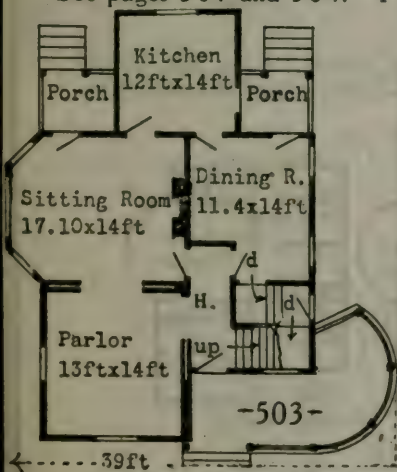
-502-

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ARTISTIC HOMES



Marleboro Cottage No. 3 design 5503-A, story heights 9-ft 6 and 9 ft. See design page 502. See pages 501 and 504. Plans \$10.



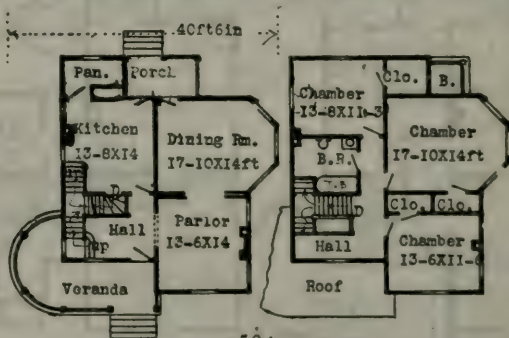
Plans \$10.

Marleboro Cottage No. 8 design 5503-B, story heights 9-ft 3 and 9 ft. See design page 502.

ARTISTIC HOMES



Leicester design 5504, story heights 10 and 9 ft. Plans \$10. Similar plan to Marlboro, pages 501-502-503



-504-

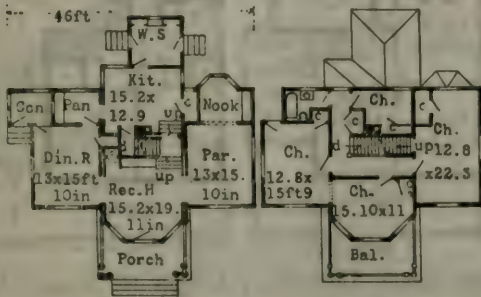
The designs given herein will probably serve as a basis on which to express your desires in regard to plans. By referring to a portion of one, and a portion of another, you can give us a clear enough outline from which to work in this manner we can generally arrive very promptly at about what is wanted.

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ARTISTIC HOMES



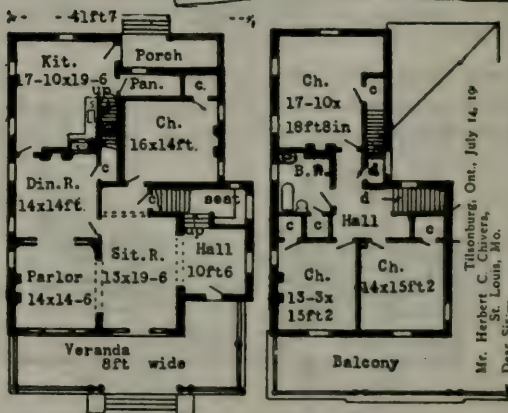
Monaco design 5505, story heights 9-ft 3 and 9'. Very attractive, clean-cut front. Unique reception hall, combination stairs and sleeping balcony at side. Plans \$15.



-505-

HERBERT C. CHIVERS CO. ARCHITECTS

A detailed black and white line drawing of a two-story house. The house features a steep gabled roof with a large chimney on the left side. The second floor has a balcony with a decorative railing and three windows. The first floor has a covered porch with columns and a central entrance. The drawing is done in a sketchy, artistic style with cross-hatching for shading.



-506-

HERBERT C. CHIVERS CO. ARCHITECTS

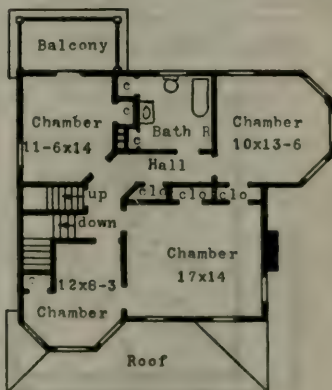
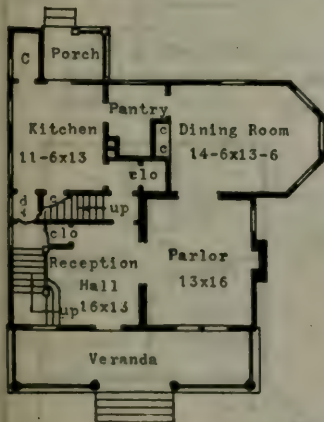
Mr. Herbert C. Chivers,
Tilsonburg, Ont., July 14, 19

Dear Sir:—
I beg to state that we are very well pleased with the house for which you furnished plans, and the fact that three of my friends have since secured plans from you is sufficient evidence that your skill as an architect is appreciated here.
Yours truly,
ALFRED E. RAYNES.
(Town Clerk)

ARTISTIC HOMES



Reggio design 5507, story heights. 9-ft 6 and 9, width over all 36 ft. Large dining room and front chamber. Plans \$10.



WINCHESTER RESIDENCE.—Design 8099-U; in frame, \$1,499 to \$1,598; plans, \$10; width, 34 ft. by 46 ft.; story heights; 11 ft. in the clear. See page 479

Nemo design on page 409
Winchester plan No. 9, Brand des., parlor, 15.4x14 ft. 6 in.; dining-room, 15.4x14 ft. 6 in. with sliding doors into parlor; with fire-place to sitting-room only. See page 65.

See design on page 479

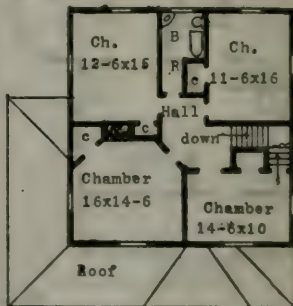
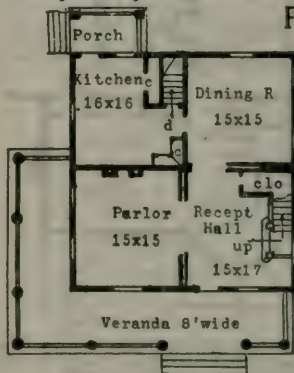
-507-

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ARTISTIC HOMES



Allepo design 5508, width 36-ft 6, width over all 39 ft.
Compact, square, economical plan. Story heights 9-ft 6
Plans \$20. and 9.



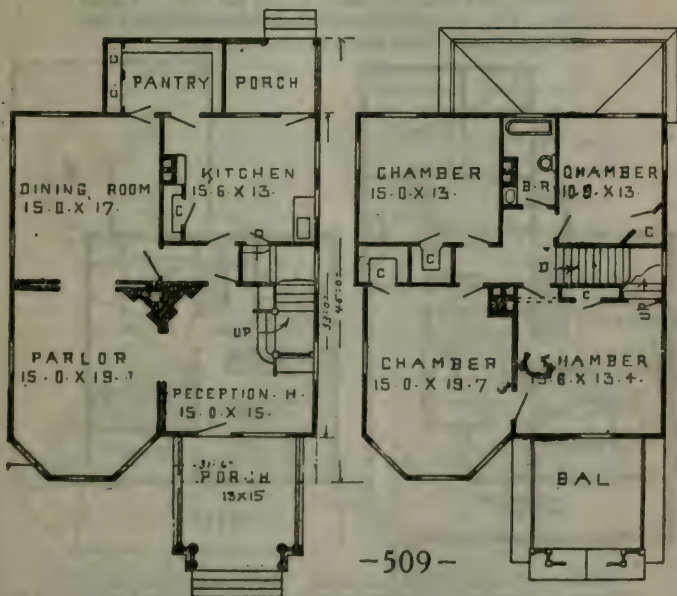
-508-

ORIGINAL DESIGNS.

When you build, it is supposed that you want something original and different to the common place buildings you see every day. My study is not confined to one locality. I do work in every State in the Union and many foreign countries and a great deal of it, therefore my ideas are not limited.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BRÓNSON RESIDENCE.—Design 1974-N; cost \$2,285; plans, \$20; story heights, 9 ft. 6 in.

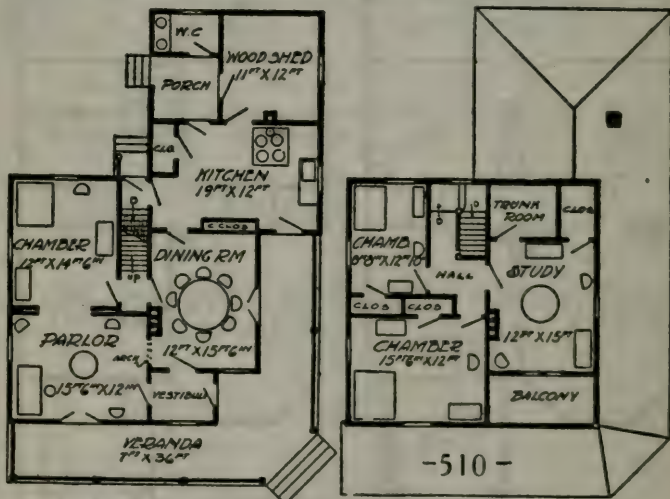
\$2,190 to

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BEAUFORD RESIDENCE.—Design 100,046-O; plans, \$20; size, 36x48; cost in frame, \$1,800 to \$1,980. Special features: Large vestibule; combination wood-shed; porch and water-closet; comb. cellar stairs; kitchen entrance.



STATE LEGISLATION AGAINST "BUILDER-ARCHITECTS."

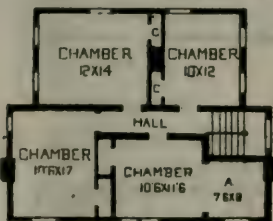
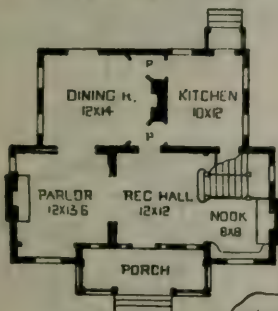
The State of Illinois has recently passed a law compelling architects to undergo a rigid examination before they can practice. They define what an architect is, and self-styled architects, without a license are subject to prosecution and a fine of \$500 for each and every offense.

HERBERT C. CHIVERS CO. ARCHITECTS

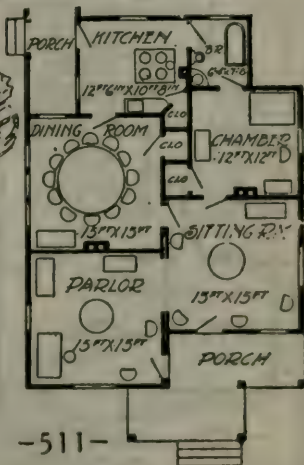
ARTISTIC HOMES



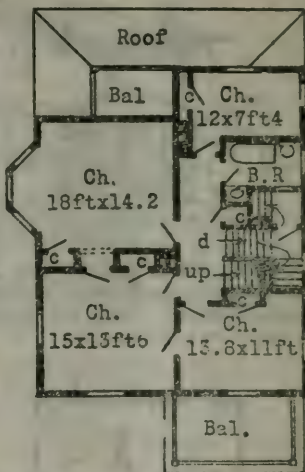
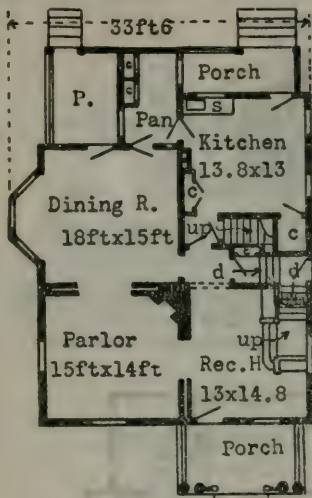
BLACK HILLS RESIDENCE.—Design 960M; in frame, \$1,190 to \$1,480; in brick, \$1,600 to \$2,000; plans, \$25; special features: Nook and fire-place in connection with stairs. See page 65.



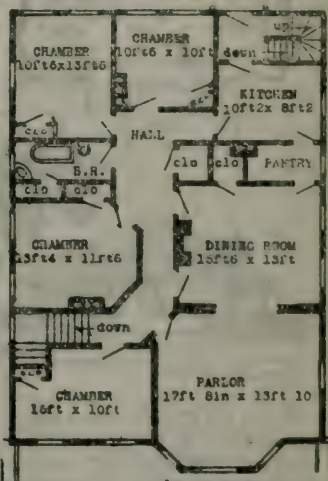
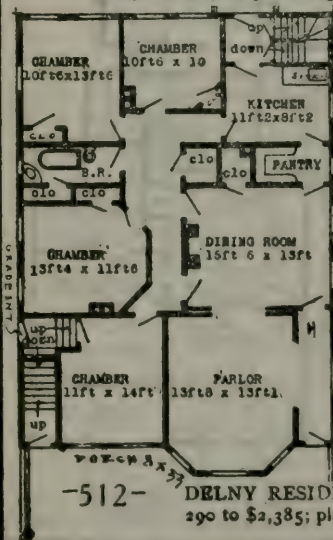
ZULA COTTAGE. Design 100,030-0 cost, \$980 to \$1,087, width, 31 ft. Special features: Large rooms, convenient bath-room, flue connections for all rooms. See page 65.



ARTISTIC HOMES

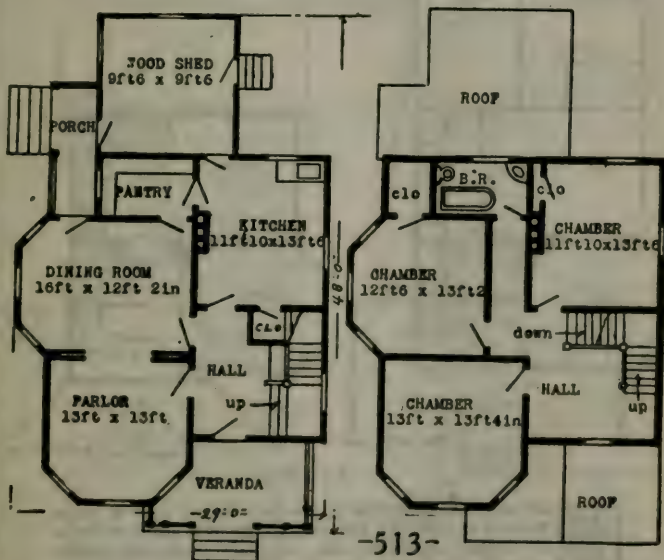


JENISON RESIDENCE.—Design 1908-O; cost in frame \$1,892 to \$1,920; plans \$15. See page 523. See page 65.



-512- DELNY RESIDENCE.—Design 1909-O; cost in frame \$2,290 to \$2,385; plans \$15. See page 65.

ARTISTIC HOMES

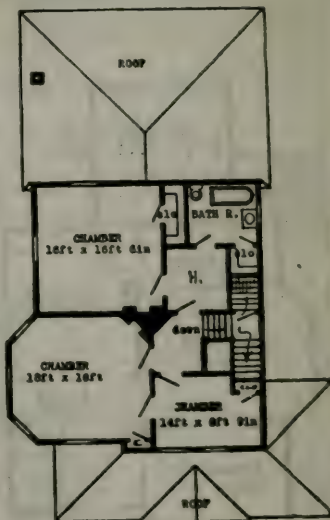
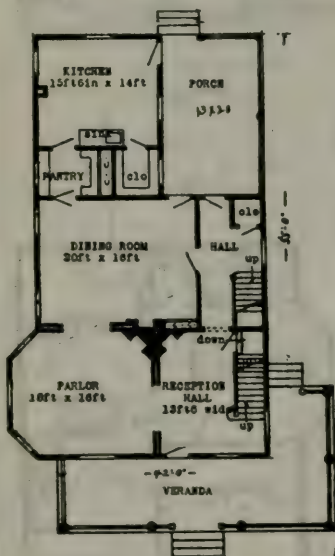


-513-

AVENA RESIDENCE.--Design 2011-N; cost, \$2,692 to \$2,780; plans, \$25; story height, 9 ft.

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ARTISTIC HOMES



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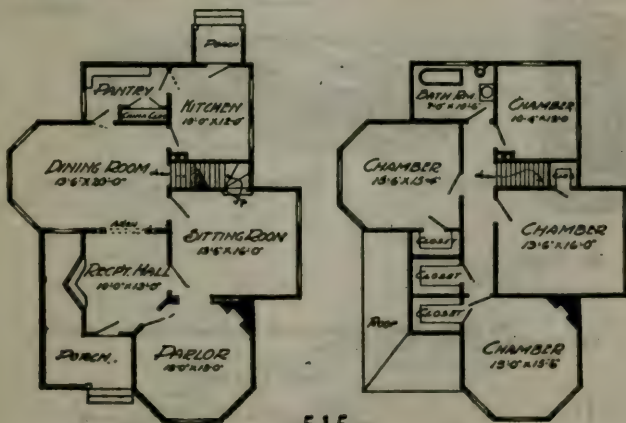
ANASTOTA RESIDENCE.—Design 1867-N; cost in frame, \$2,190 to \$2,239; plans, \$20; story heights, 10 ft. and 10 ft. Special features: Attractive, large bay-shape parlor and chamber above; neat, attractive modern exterior design.

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HIO RESIDENCE.—Design 8192-N; in frame, \$1,798 to \$1,998; plans, \$15; width over all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in., full story at tower. Special features: A good corner lot design; large dining-room.

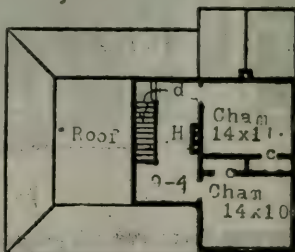
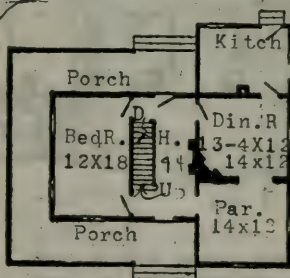


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ARTISTIC HOMES

JAMESVILLE RESIDENCE. Design 1883M;



E. W. REESE, President

J. H. M. REESE, Vice Pres.

GEORGE A. REESE, Cash.



CASH CAPITAL \$25,000.00

DODGETT, Wis. Nov. 3, 1911.

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

The plans, specifications and details furnished to my order
by you were entirely satisfactory.

Yours very truly,

George A. Reese

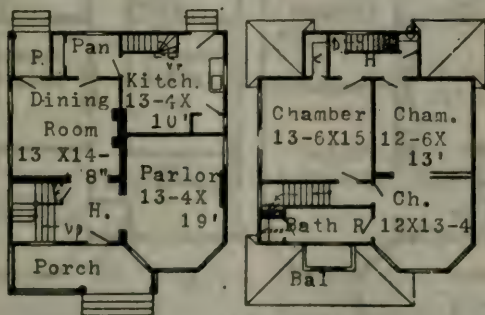
-516-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



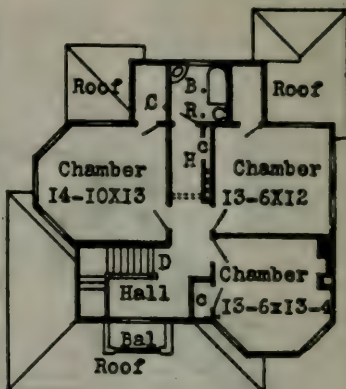
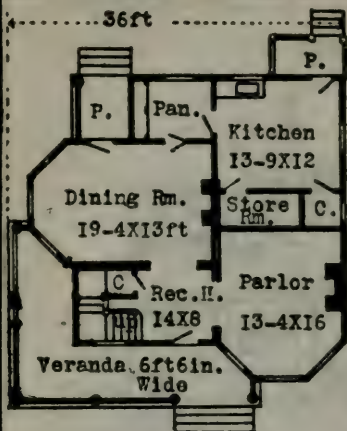
DEXTER PLAN,—Design 1960-Q; in frame, \$1290 to \$1386; plans, \$10; width over all, 27 ft. 10 in.; story heights, 9 ft. 6 in. Special Feature; A very compact plan; easy to construct; bay in front. See page 65.



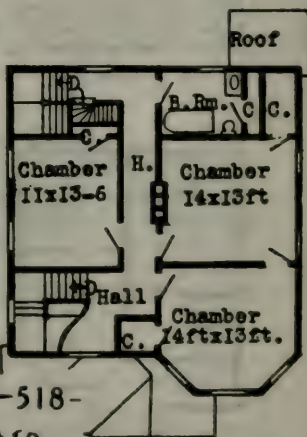
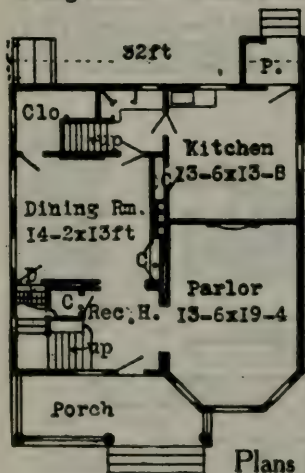
Plan No. 1.—See plan No. 2. opposite page.

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ARTISTIC HOMES



Dexter Plan No. 2 design 5518-A, story heights 10 and 9-ft 6. See design opposite page 517. Large living room. Plans \$10.



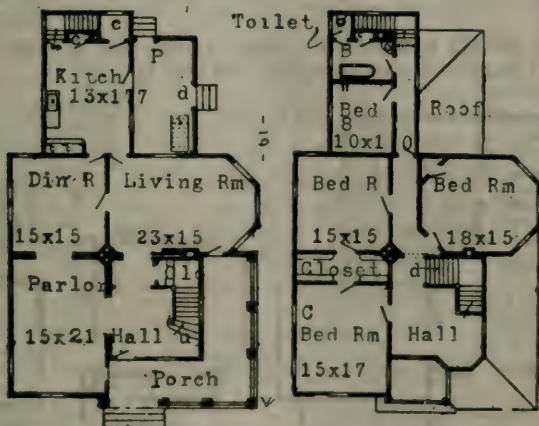
-518-
Plans \$10.

Dexter Plan No. 3 design 5518-B, story heights 10 and 9 ft. See design opposite page 517.

ARTISTIC HOMES

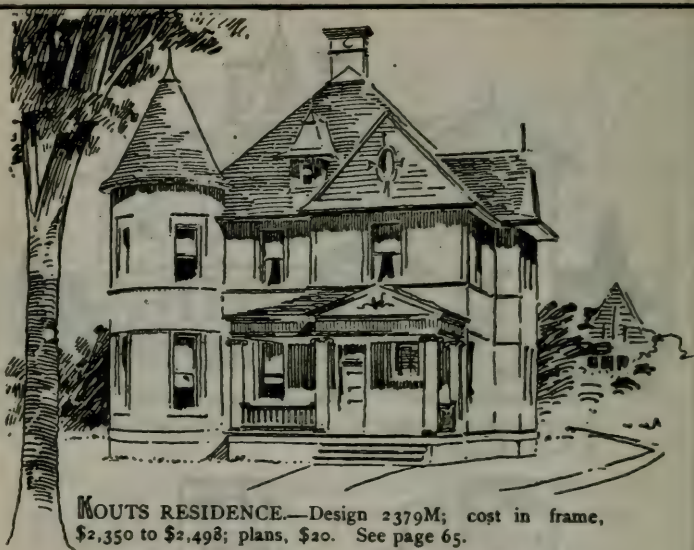


SCOTDALE RESIDENCE.—Design 1912M; cost in frame.
\$1,822 to \$1,940; plans, \$13.

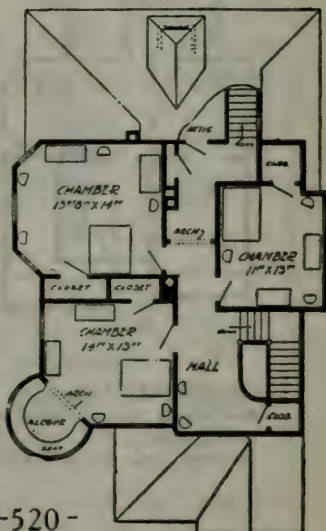
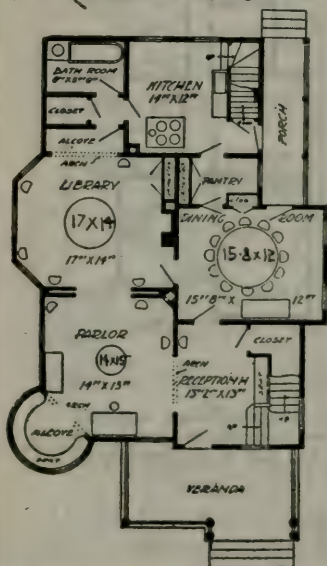


GRAND FOLKS Plans No. 2, Morgan Design reversed,
flue holes in place of fire-place and large closets between two
main chambers, with 10 ft. 6 in. and 9 ft. 6 in. story heights.
See page 500—PLAN No. 1.

ARTISTIC HOMES



KOUTS RESIDENCE.—Design 2379M; cost in frame, \$2,350 to \$2,498; plans, \$20. See page 65.

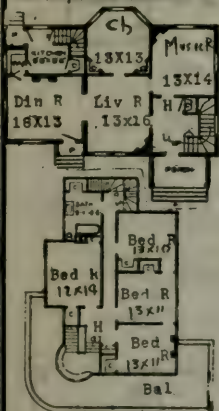
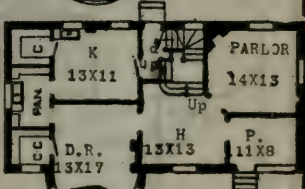
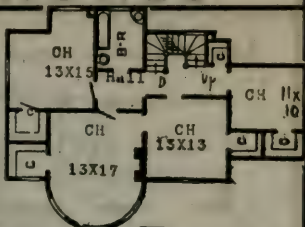


-520-

ARTISTIC HOMES



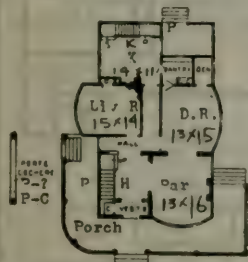
A SUBURBAN HOME.—Design 862-O; in frame and stone \$3,000 to \$3,500; plans, \$20; story heights, 10 ft.; special features: Combination of stone and stained shingles. Beautiful simple color effects can be obtained; combination stairs.



POCA COTTAGE.—
Design 882-M;

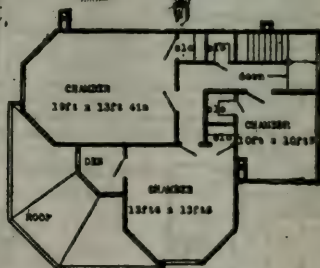
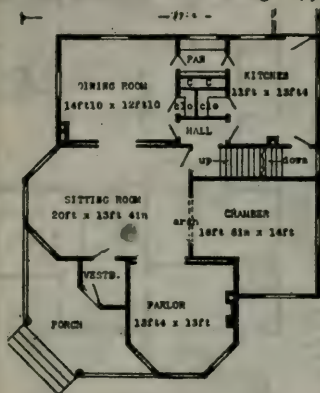


HOBOKEN RESIDENCE. — Design 4224-O; in frame, \$2,890 to \$3,000; plans \$35; story heights, 10 ft. Special features; Attractive second landing to stairs. See page 65.



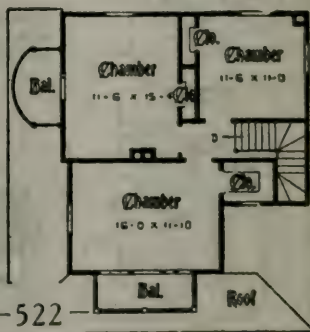
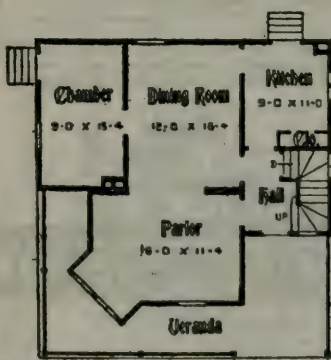
ARTISTIC HOMES

LONI COTTAGE.—Design 1793-O;



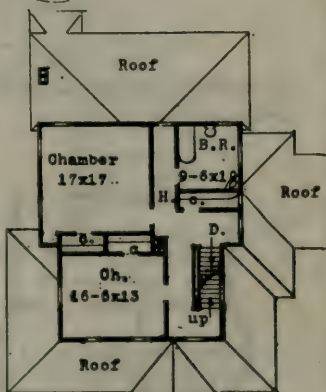
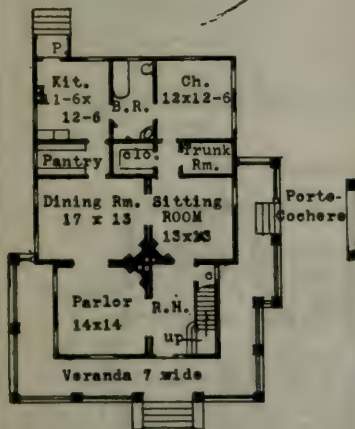
CLIFF CAVE COTTAGE.—

-Design 9079-O;



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ARTISTIC HOMES

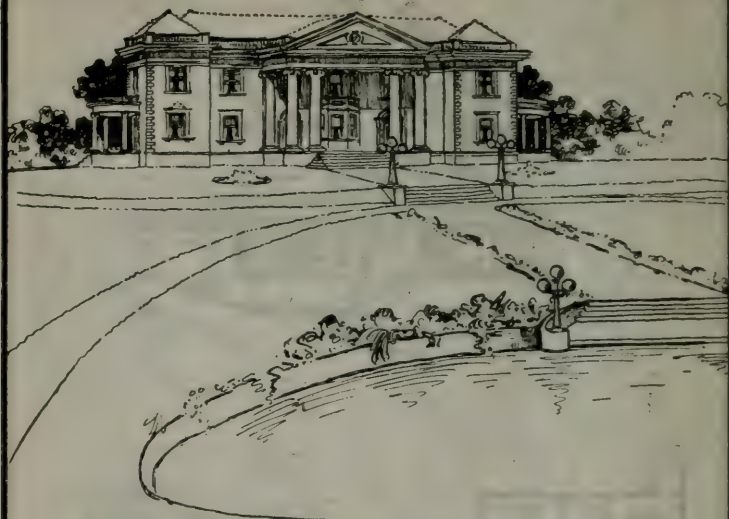


Ealing design 5523, story heights 10 and 9 ft, width 32 ft, width over all 55 ft. Good, plain, practical design. Plans \$10.

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ARTISTIC HOMES



Preliminary design. The Edwin Swift Residence, Lake Geneva, Wis.

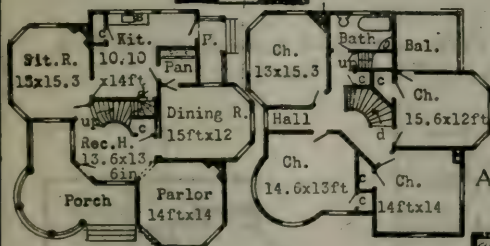
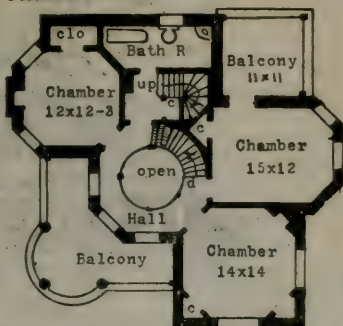


Beckenham design 5524-B, in brick, width 42 ft, story heights 10 and 9 ft. Plain, neat exterior. Plans \$15.

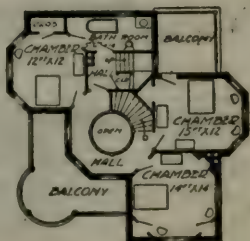
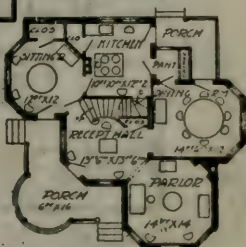
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ARTISTIC HOMES

Aroma Residence No. 2.



Aroma Residence No. 3.

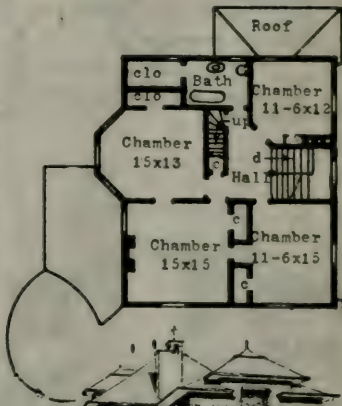
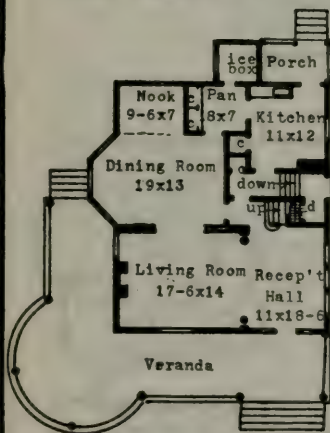


AROMA RESIDENCE.— Design 100,041-0; plans, \$30; cost in brick, \$2,240 to \$2,680; story heights, 1 st 10 ft., 2d 9 ft. 6 in.; cellar 7 ft.; special features: bay-shape rooms, attractive stairs, novel porch. See page 65.

ARTISTIC HOMES



Barking design 5526, width 29-ft 6, width over all 45 ft, story heights 10 and 9-ft 6. Plans \$10.



Manistee, Mich., Oct. 20, 1917
Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:—

The plans and specifications purchased of you have given perfect satisfaction, and they have saved many times their cost. For the latest up-to-date designs, embracing all that is modern and desirable, with minimum cost a part of the consideration, you certainly excel.

With an assurance of my most grateful appreciation, I am,

Very truly yours,

(Real Estate)

S. C. THOMPSON.



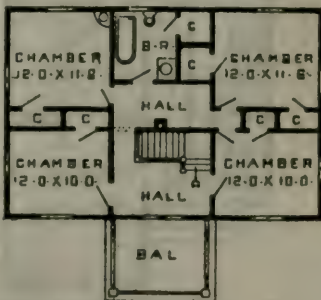
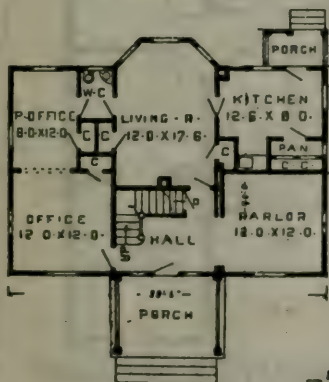
-526- SET 328 TWO-FAMILY COTTAGE

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



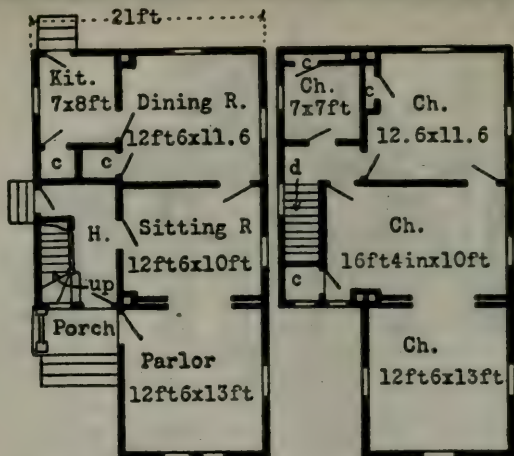
WAKEMAN RESIDENCE.—Design 1835-N; cost in frame, \$2,390 to \$2,498; plans, \$20. Special features: Pleasant out-look from living-room; lavatory convenient to living-room. A good house for a physician. House appears well on wide lot.



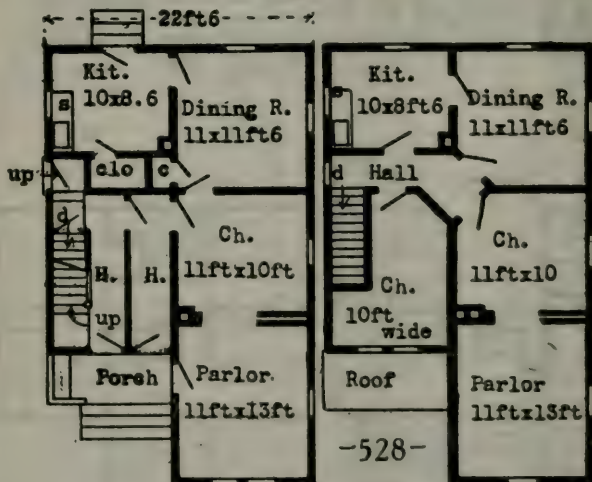
-527-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

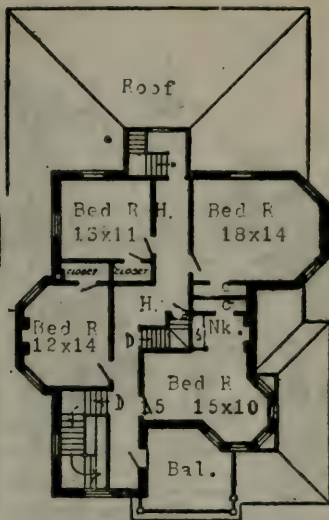
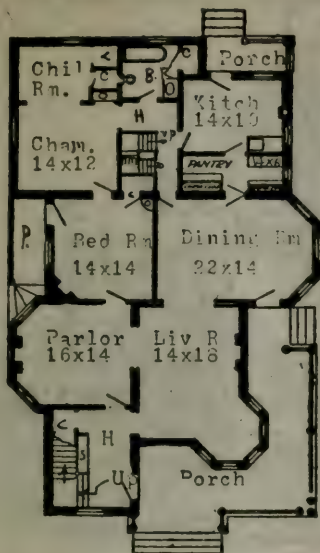


Two Family Cottage design 5528-A, story heights 9 and 9 ft. See design 526. Plans \$5.

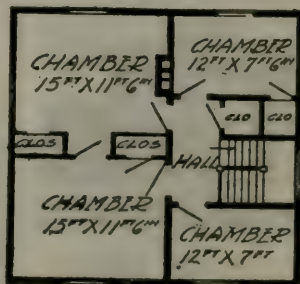
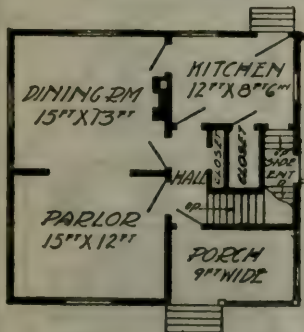


Two Family Cottage design 5528-B, story heights 9 and 8-ft 6. See design 523. Plans \$5.

ARTISTIC HOMES



LA FONTAIN RESIDENCE.—Design 2364-M; design on page 529 cost in brick, \$6,000 to \$6,500. Plans, \$65.



-529-

MARKLENITH COTTAGE.—Design 2363-M. See design page 530 See page 65.

ARTISTIC HOMES



LA FONTAIN RESIDENCE.—See plans on page 720.
See page 65.



MARKLEVILLE COTTAGE.—
SEE 529



—Design 2365M;

—530—

ARTISTIC HOMES



Plans \$15.

Modesto, Cal., June 10, 1902.

Mr. H. C. Chivers,
St. Louis, Mo.

Dear Sir:—

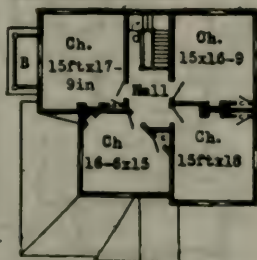
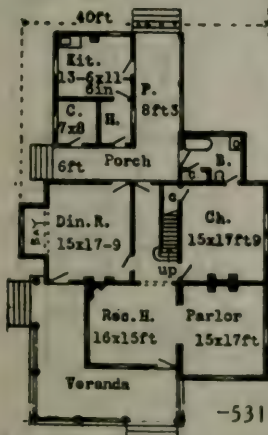
We received plans in good shape, and the church has been built and we are all pleased. Heretofore we have had experience in church plans with Eastern architects, which at first made us skeptical in this case. For a church guaranteed to cost a certain amount, the lowest bid was just double the original estimate.

We feel that you have treated us in a strictly professional and conscientious manner.

Respectfully,

ROBERT S. BOYNS.

Pastor. M. E. Church. South.

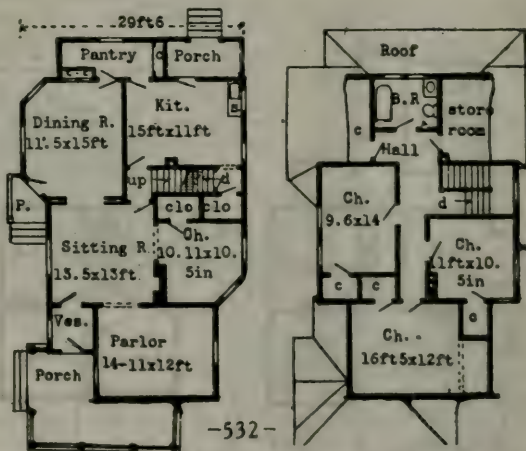


-531-

Chiselhurst design 5531, story heights 10 and 9-ft 6.
Well ventilated kitchen. Suitable for southern home.

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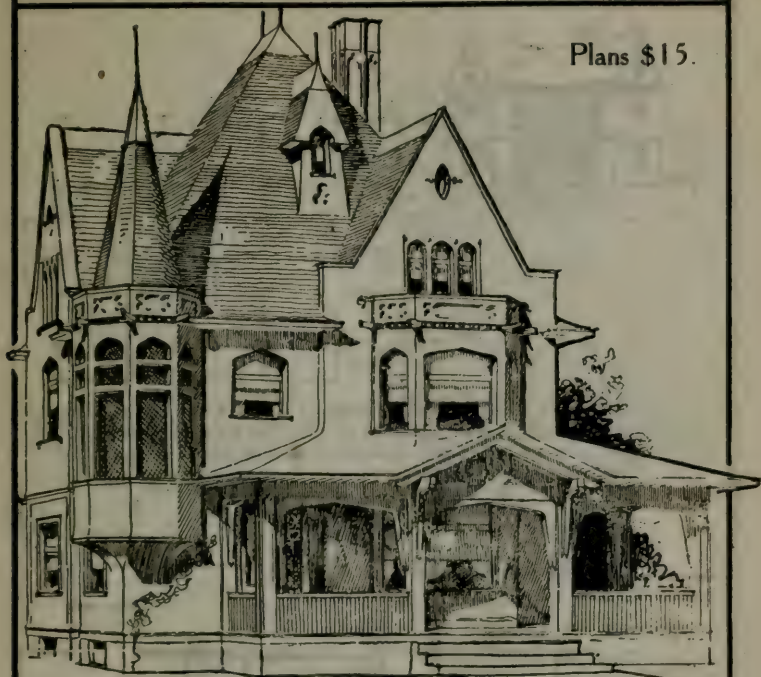


Amberly design 5532, story heights 11 and 10 ft.
 Feature, front portion of house not cut-up by stairs.
 Large closets. Plans \$10.

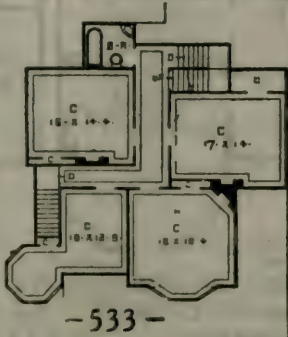
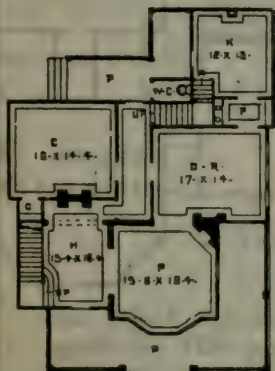
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ARTISTIC HOMES

Plans \$15.

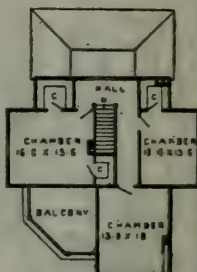
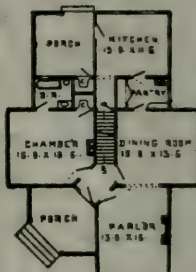


TOWSON RESIDENCE.—Design 4225R;

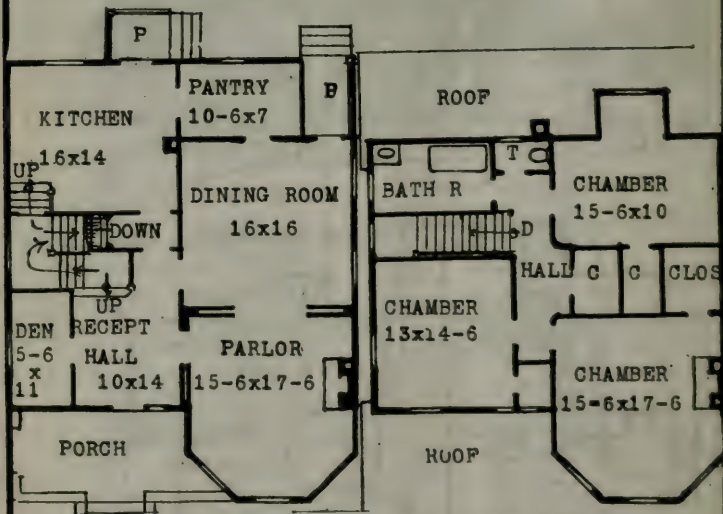


-533-

ARTISTIC HOMES

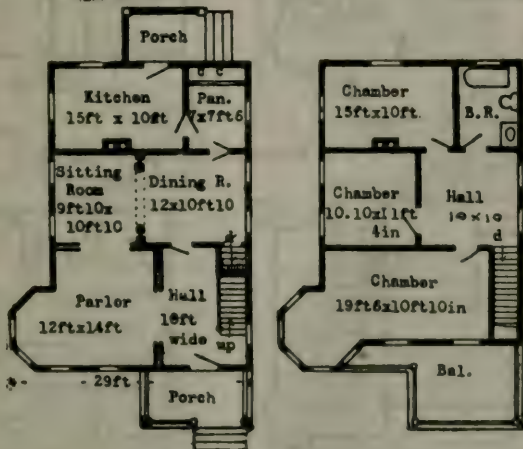


BALLOU RESIDENCE.—Design 9242M; in frame, \$1490 to \$1598; plans, \$10; width, 36 ft. 3 in. x 49 ft.; story heights, 9 ft. 9 in. and 9 ft. 6 in. Special features: A large veranda, Modifications; See index for Parkdale Cottage. See page 65



Atlantic City Residence No. 2 design 5534, story heights 9-ft 6 and 9. See page 381 for design. Plans \$15. -534-

ARTISTIC HOMES

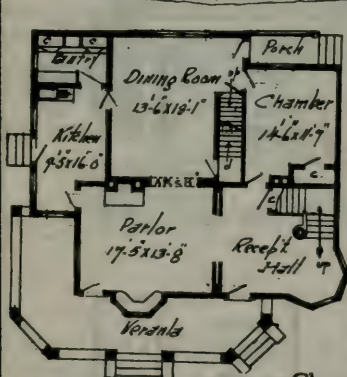


Lyndhurst design 5535, story heights 9-ft 6 and 9.
Width 29 ft. Plans \$15. -535-

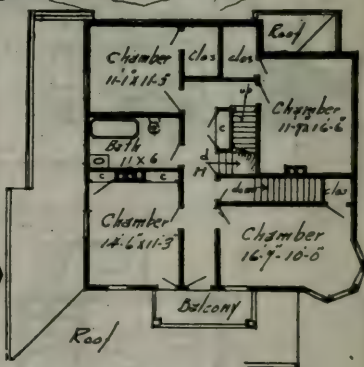
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

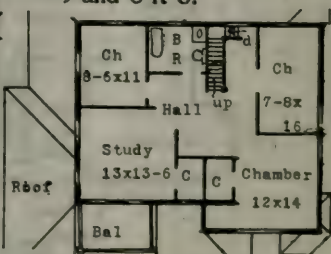
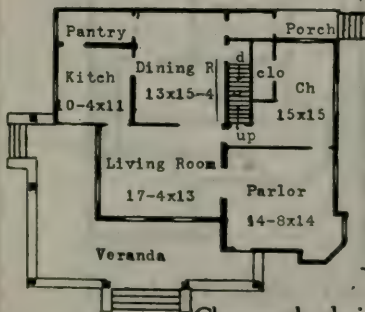
width over
all 46 ft,



Plans \$15.



Charmouth design 5536-A,
9 and 8 ft 6.



-536- Plans \$15.

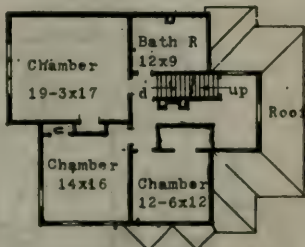
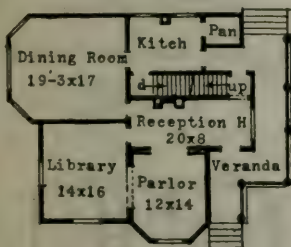
Charmouth design 5536-B. See design above.

ARTISTIC HOMES



Plans \$10.

Penzance design 5537, width 40 ft 9, over all 46 ft.
Story heights 9 and 8 ft. Plain, clean-cut design.



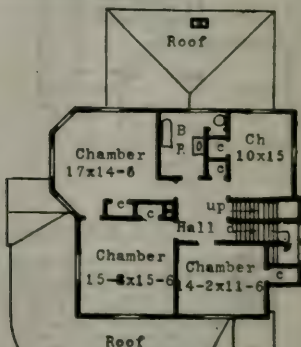
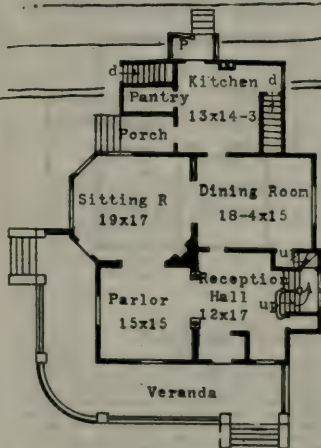
CHARACTER IN ARCHITECTURE.

MAN, emerging slowly through the ages, from his life as a cave-dweller comes in course of time to demand an architect. He is tired of thatched and wattled huts and weary of life in tents. He makes crude efforts at building with wood, with stone and with brick. The structures are unsightly in appearance and uncomfortable to occupy but man does not know it. He is proud of his home. It is the best so far in the history of the world. Presently some original genius erects a house so pleasant to behold and so convenient in arrangement that his neighbors demand that he lay all else aside and build for them. The architect has arrived. He appears at his early birth in ancient Egypt and Greece and in Medieval Europe. Emerson once said: "The Egyptian architecture was characterized by breadth of base, the Grecian by adequate support and the Gothic by skyward soaring." Oliver Wendell Holmes, who was present, added: "One is for death, one is for life and one is for immortality." There was character, you see, in each and what you want in modern architecture is character and individuality. These are only possible from a man who has made a thorough study of its past and has ideas of his own which he can adapt to the plans you have formed for your building and the amounts you are prepared to expend.—Herbert C. Chivers.

—537—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



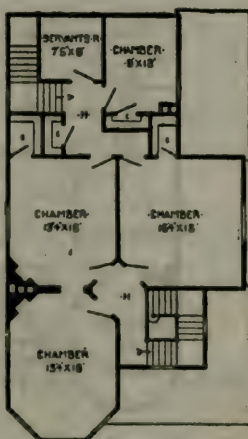
Shillings design 5538, story heights 12 and 11 ft, width over all 50 ft. Neat, clean-cut exterior. Large rooms. Good southern house. Plans \$15.

-538-

ARTISTIC HOMES



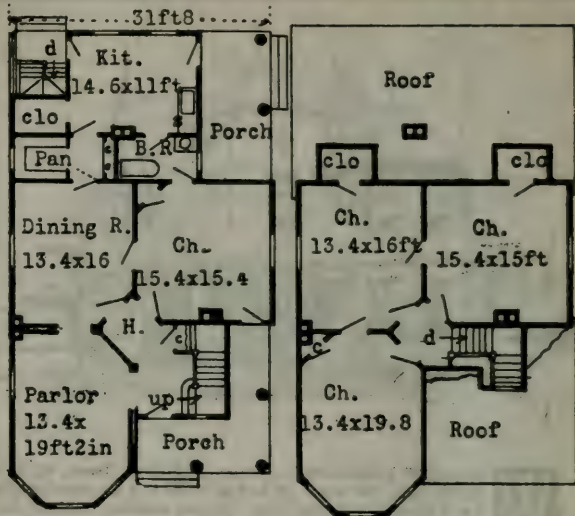
WODBINE RESIDENCE.—Design 1059-N; in frame, \$2,298 to \$2,500; plans, \$20; width, 29 ft. 8 in. by 49 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Compact floor arrangement. This plan can be had with several modifications.



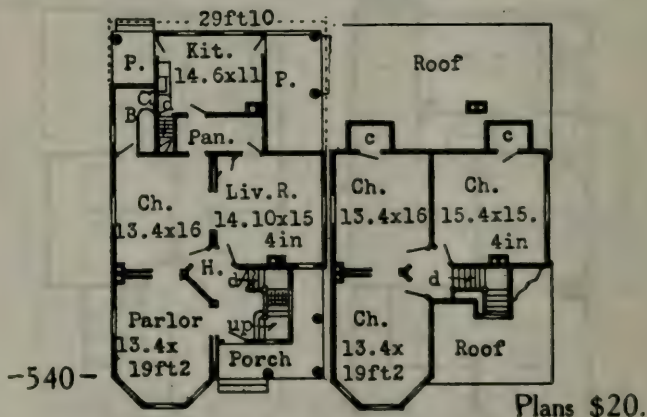
-539-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



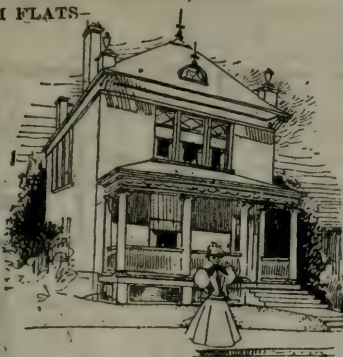
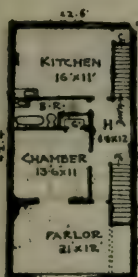
Woodbine No. 5 design 5540-A, story heights 9-ft 6 and 9. See design opposite page 539. Plans \$20.



Woodbine No. 6 design 5540-B, story heights 9-ft 6 and 9-ft 6. See design opposite page 539.

ARTISTIC HOMES

THREE ROOM FLATS—

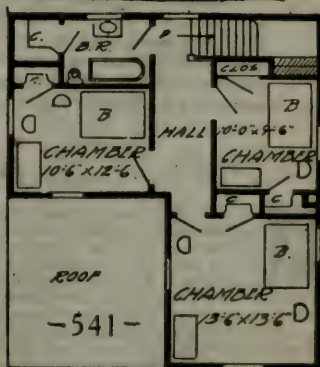
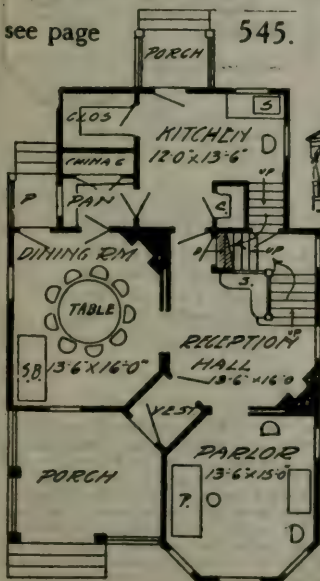


ROMULUS COTTAGE.—Design 12001M; Size 29 by 45.
Cost \$1640 to \$2199; plans, \$20; Special features: economical
roof construction, attractive reception hall. See page 65.

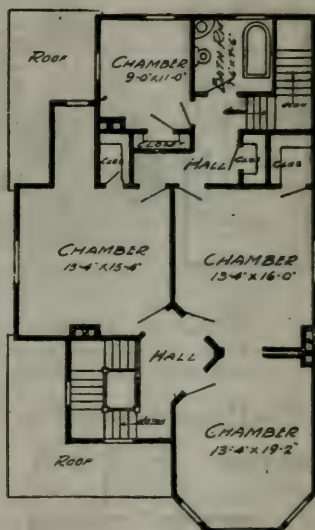
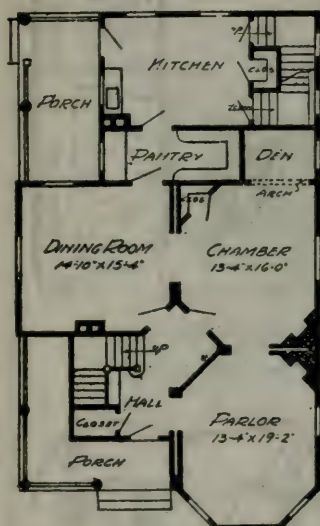
For Romulus design No. 2

see page

545.



ARTISTIC HOMES



DENTONVILLE RESIDENCE.—Design 27-O; cost, \$1,992 to \$2,428; plans, \$20; size, 30 ft. by 53 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft.

Woodbine Residence No. 2, Miller design, arranged for a physician, with bath-room back of dining-room; with present bath-room space used as 5 ft. rear hall, extending to a dining-room door, with side entrance, and 8x11 office where rear porch now is, with closet, kitchen, pantry and porch in rear and 11x17 ft. chamber in place of 9x12 ft. chamber in rear.

-542-

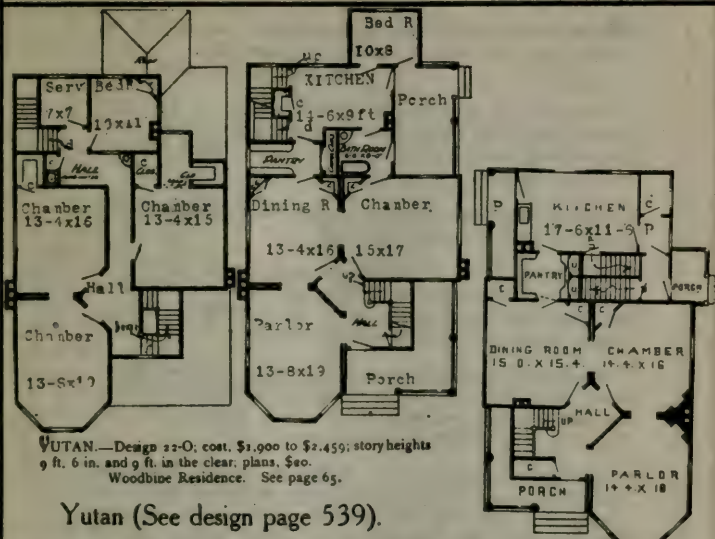
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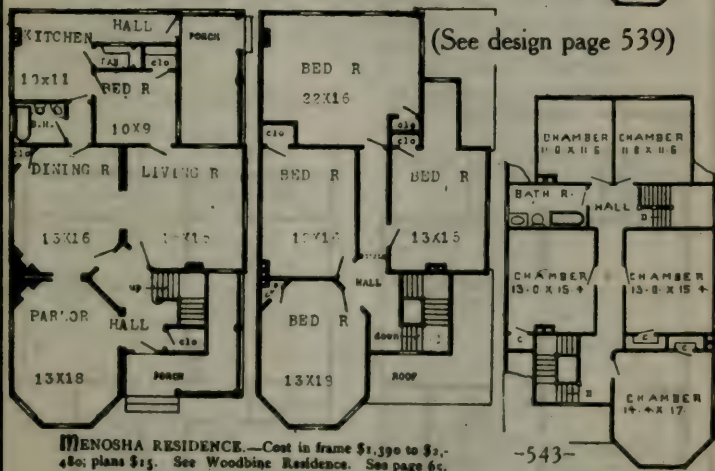
ART and Architecture go hand-in-hand. The leading architects do not care for moderate-cost residence work, but to meet this demand I have established a special department for the planning of Cozy Homes, and as I do more work in this one department alone, than any three architects, this great practice, extending as it does, to all parts of the United States and Foreign Countries, naturally gives me a knowledge of the best ideas from all parts of the country, and these ideas, for a nominal price, can be incorporated in your plans; and where your neighbor has a cheap carpenter-planned or cheap stock-plan house, that you find duplicated and staring you in the face wherever you go, you, for a few dollars more, can have a house that is stylish, economical, home-like and out of the ordinary.—Herbert C. Chivers.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Yutan (See design page 539).



Kickapoo
(See design 539.)

KICKAPOO RESIDENCE.—Design 60-O; cost, \$1,998 to \$2,195; plans, \$20. See design Woodbine Residence (hold to mirror to reverse). Published in the Nov., 1899, Woman's Home Companion, Springfield, O. See page 65.

ARTISTIC HOMES

MACKINAW COTTAGE.—Design 29-O; cost, \$1,798 to \$1,859; size, 30 ft. 2 in. by 43 ft. 8 in.; plans, \$15.
See page 65.

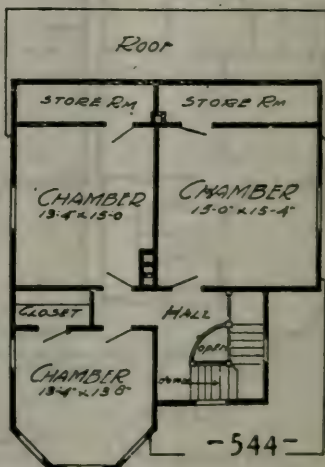
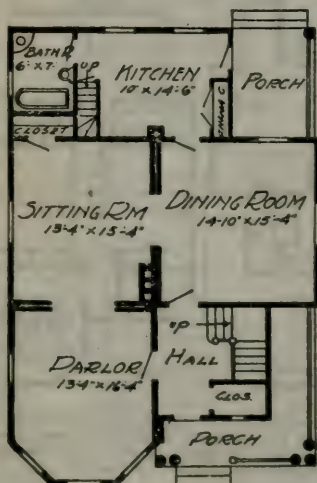
MACKINAW plan No. 2, Hamilton No. 2, has bath opening direct into sitting-room; with 11x14 ft. kitchen; with 5x12 serving pantry and 6x8 porch in place of bath; without tower, but dormer in its place.

MACKINAW plan No. 3, Hamilton No. 3, same as Mackinaw No. 2, but with pantry omitted.

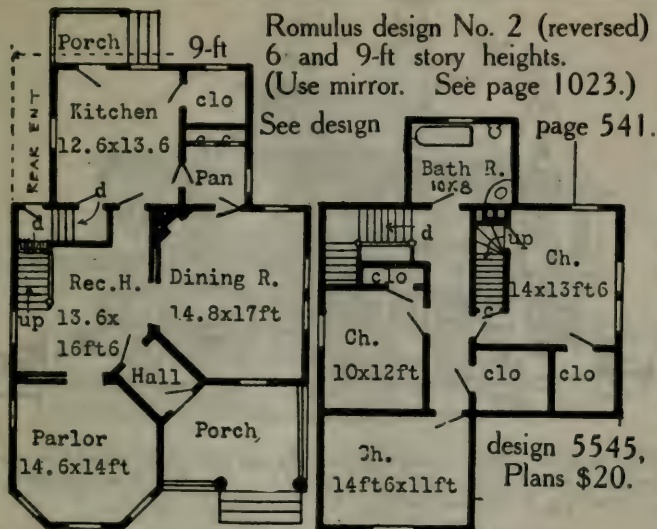
MACKINAW No. 4, Scherymger design, same as Mackinaw No. 2, cellar stairs on opposite side of kitchen and serving pantry in place of closet, using sitting room as dining-room. Same exterior as Woodbine residence.

Mackinaw Cottage No. 5, Adams design same as Mackinaw, with dining-room where sitting-room is, with 5x11 pantry; 14x11 kitchen, and cellar stairs under porch. The exterior has roof window in place of tower.

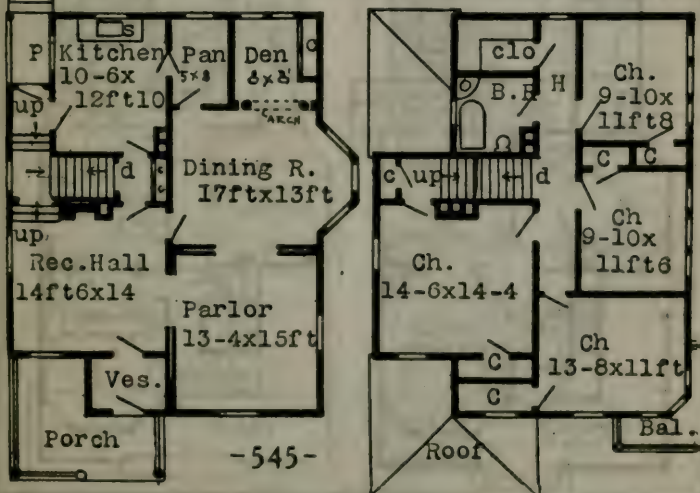
Mackinaw Cottage No. 6, McMahon design, Hamilton plan No. 6, same as Mackinaw Cottage, with rear porch on sitting-room side, with door onto same; with 14x17 kitchen; with bath and large pantry in place of present kitchen porch; with one extra 14x17 chamber above kitchen; with exterior same as Woodbine residence, with dormer window in place of tower. See page 65.



ARTISTIC HOMES



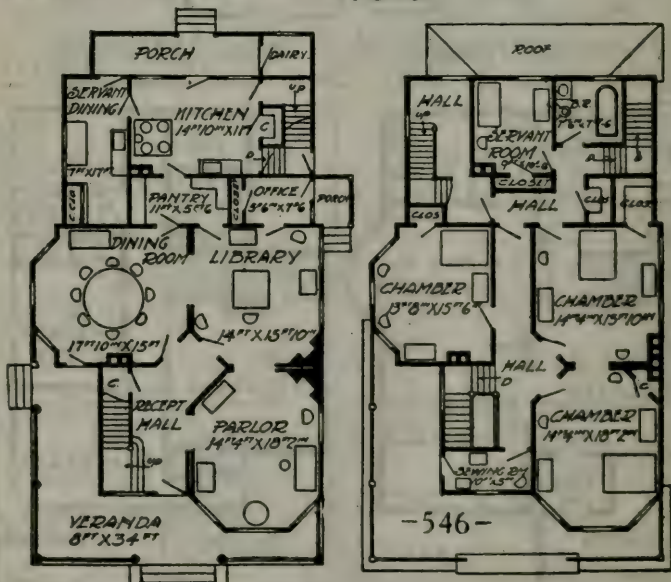
Philadelphia Residence No. 2 design 5545, width 29-ft 6, over all 31 ft. See reversed design page 723.



ARTISTIC HOMES

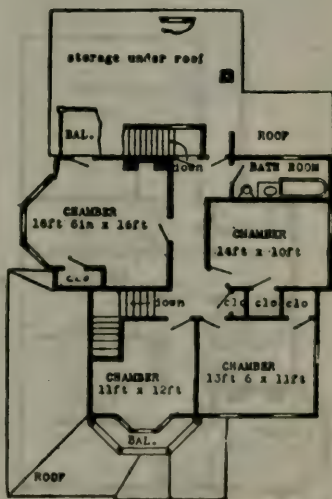
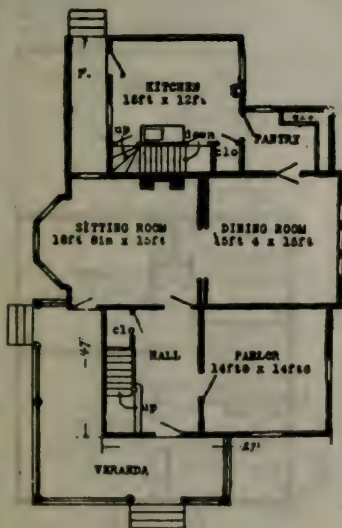


MONKTON —Des. 100,052-O; cost, \$2,498 to \$2,892; plans, \$20; story heights, 1st 9 ft. 6 in., 2d 9 ft.; cellar, 7 ft. See Woodbine residence. Suitable for a physician's office. See page 65.



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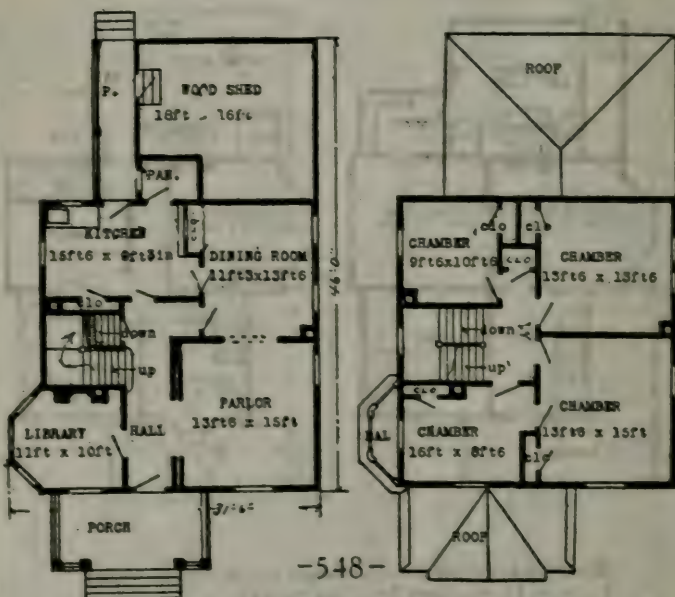
ARTISTIC HOMES



WAWAKA RESIDENCE.—Design 1902M; cost in frame \$2,292 to \$2,394; plans \$20. See page 65.

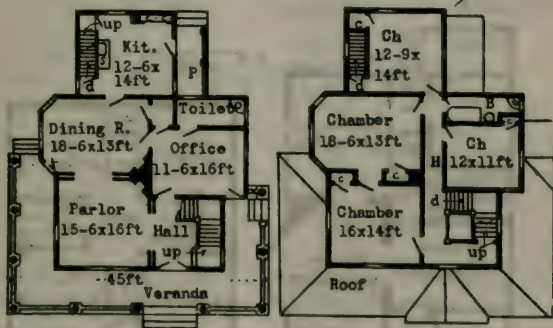
—547—

ARTISTIC HOMES



IDLEWILD RESIDENCE.—Design 2032-O; cost in frame \$1,880 to \$1,942; plans \$15. See page 65.

ARTISTIC HOMES

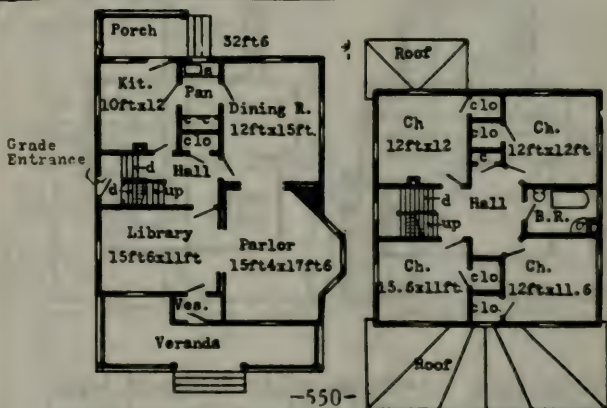
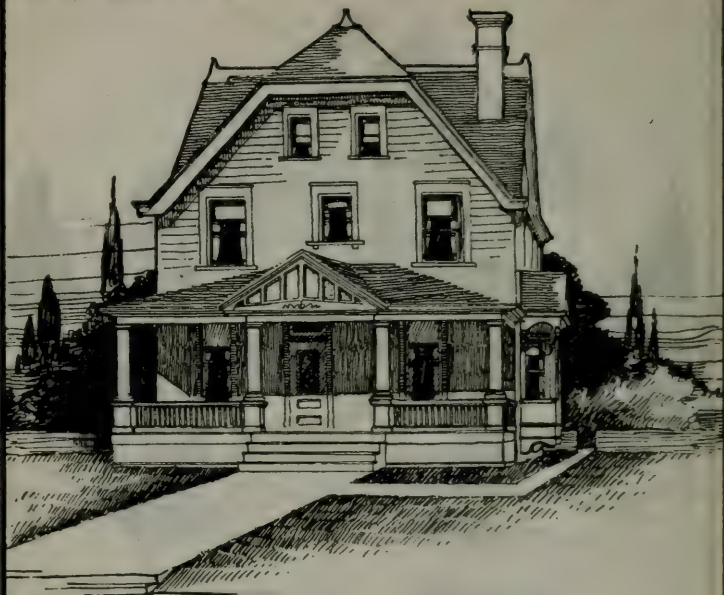


Grantham design 5549, story heights 10 ft and 9-ft 6.
Suitable for Physician's office, width over porte-cochere and
all 56 ft. Plans \$10.

-549-

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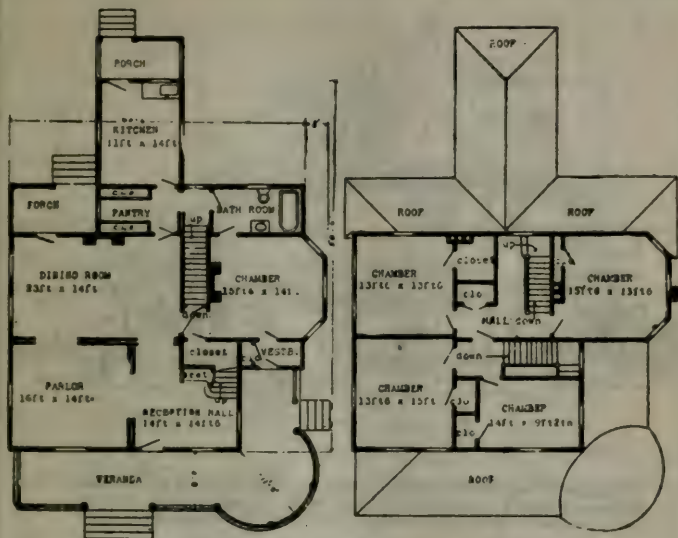
ARTISTIC HOMES



'Hearst design 5550, story heights 9 and 9 ft. Similar to St. Louis plan, page 787. Plans \$10.

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RONDONT RESIDENCE.—Design 2267-O; cost in frame, \$1,922 to \$2,198; plans, \$15. See Burea Res. for exterior.

BUREA RESIDENCE.—Design 100,058-O; cost, \$1,662 to \$1,992; plans, \$15; story heights, 9 ft.; cellar, 7 ft.; width, 34 ft.; special features: Down stairs chamber.

Burea plan No. 2, Doncastle design, same as "Burea", with 12x18 ft. dining-room extending out to present side porch space; with 14x14 ft. kitchen; with 4x6 ft. closet where marked "porch" on side; with extra 14x14 ft. chamber over kitchen; with 4x6 ft. closet; with 4x9 ft. lavatory where marked "deck"; with 9 ft. story heights.

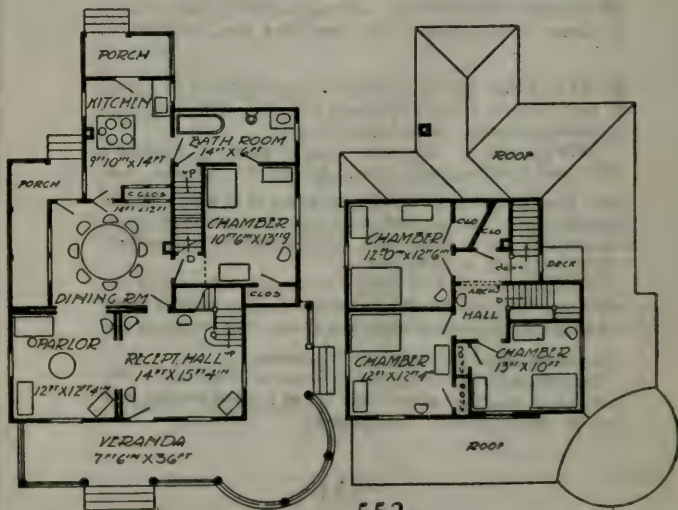
Burea plan No. 3, Park design, same plan with 14x16 ft. parlor and dining-room; with chamber 14x14 ft.; with fire-place and bay; with chamber of same size above; rear vestibule at foot of rear stairs; with door into bath-room.

Burea plan No. 4, Sprigg design, same as Burea plan No. 2, with four chambers above; with 14x23 ft. dining-room; with 6x11 ft. serving pantry. See page 65.

ARTISTIC HOMES



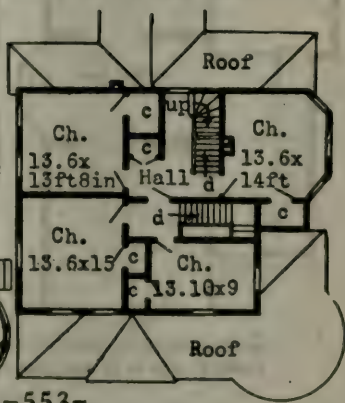
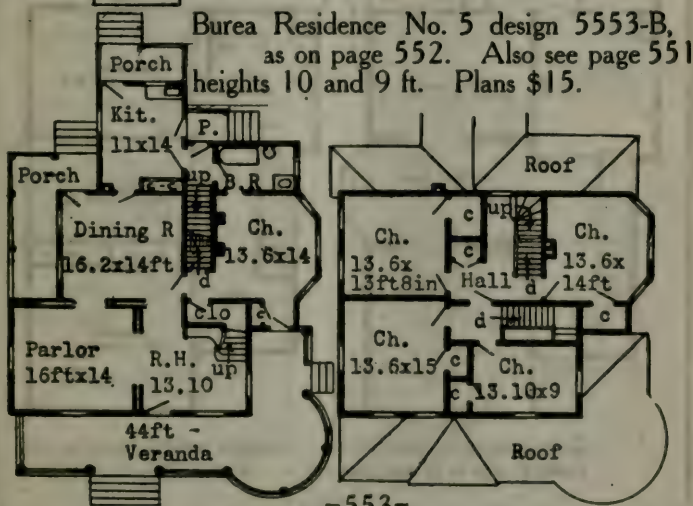
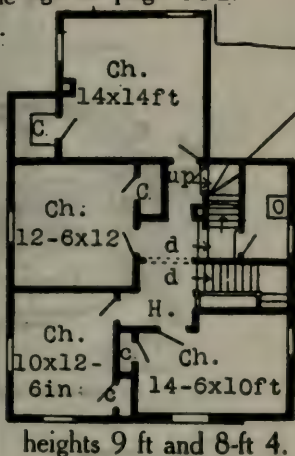
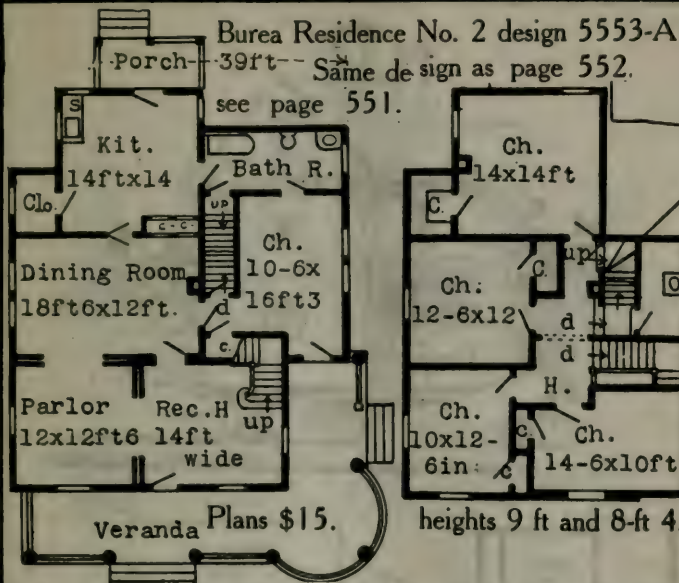
BUREA RESIDENCE.—Design 100,058-N; cost, \$1,662 to \$1992; plans, \$15; story height, 9 ft.; cellar, 7 ft.; width, 34 ft. Special features: Downstairs chamber. This plan can be had with 12x18 ft. dining-room.



552

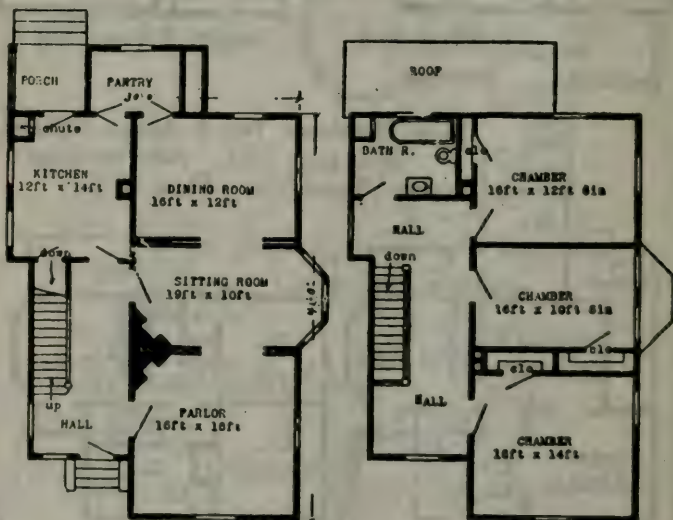
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ARTISTIC HOMES



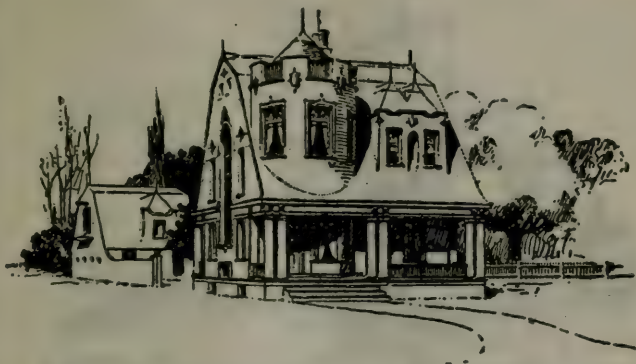
-553-

ARTISTIC HOMES

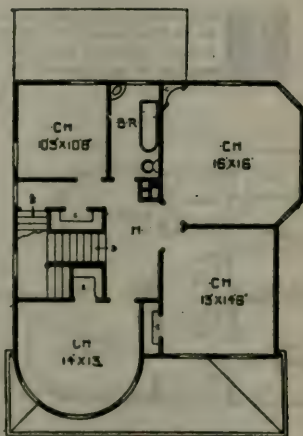
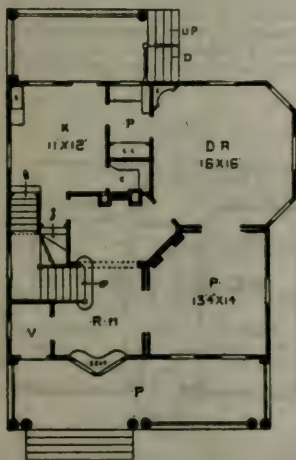


CATASAUQUA RESIDENCE.—Design 1864M; cost in frame \$1,692 to \$1,898; plans \$10. See page 65.

ARTISTIC HOMES



OPKINSVILLE RESIDENCE.—Design 1042-N; cost in frame, \$2,298 to \$2,669; plans, \$20; story heights, 9 ft. 6 in. Special features: Fire-place in reception hall; well-ventilated dining-room; vestibule; attractive V-shape window in front.



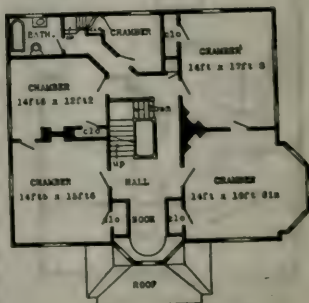
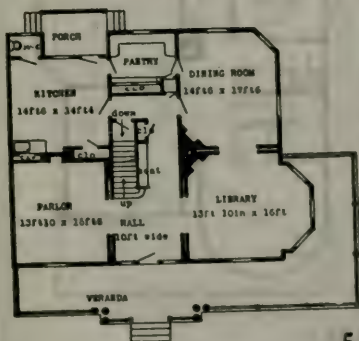
—555—

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ARTISTIC HOMES



ESGARDEN RESIDENCE.—Design 2244N; cost in frame, \$2,180 to \$2,390; plans, \$15. Special features: A neat exterior; large library; attractive tower; well-ventilated rooms; attractive angular window in dining-room.



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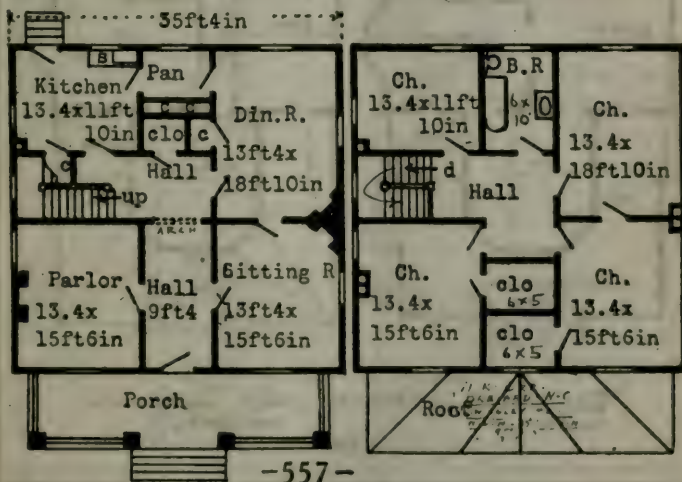
ARTISTIC HOMES



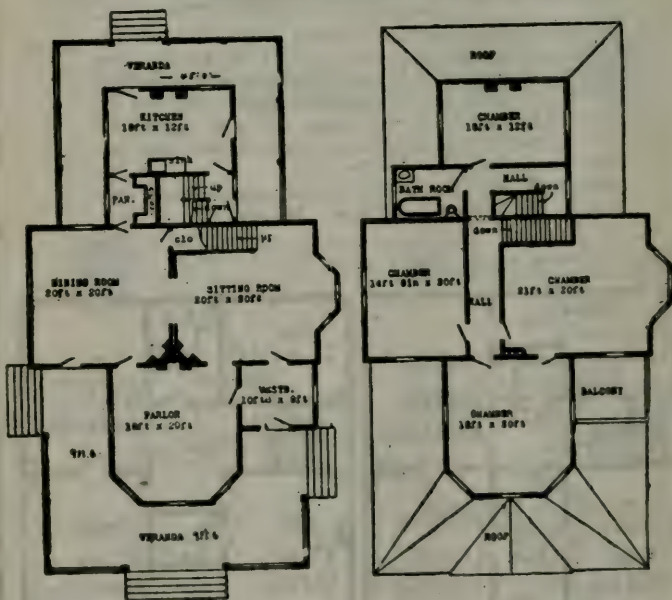
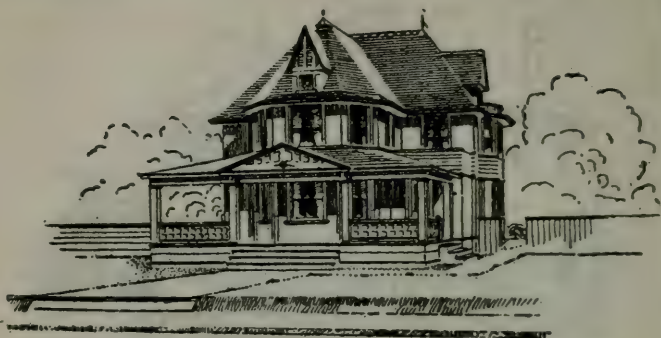
SWINGLEY RESIDENCE.—Design 4090-O; in frame, \$1, 499 to \$1580; plans, \$10; size 35 ft. 4 in. square; story heights, 9 ft. 4 in. and 9 ft.; Special features; combination cellar and side entrance at one step above grade. See page 65.

SWINGLEY Plan No. 2, Orr Design: size 35 ft. square; 10 and 9 ft. story heights, side entrance omitted, and bath between corner chambers. See page 65.

SWINGLEY Plan No. 3, Hiles Design, same as above, but in brick, with bath on second floor. See page 65.



ARTISTIC HOMES



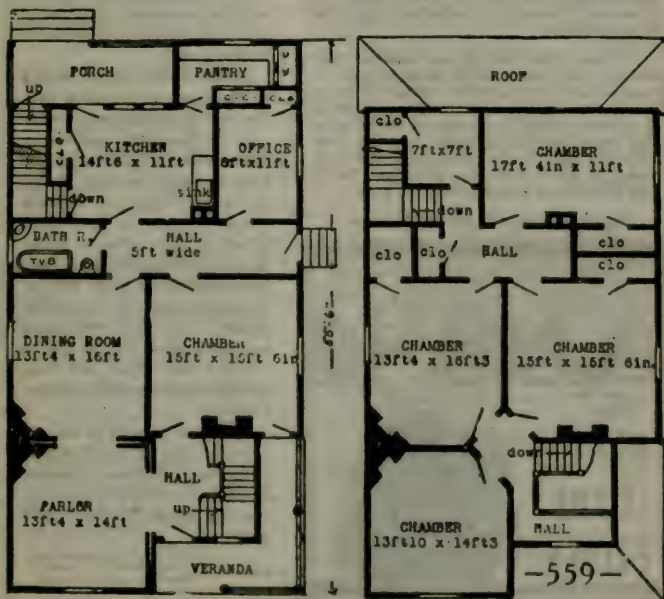
CHESTERTON RESIDENCE.— Design 1904M; cost in frame \$1,892
See page 65;

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ARTISTIC HOMES



CLARENDONIA RESIDENCE.—Design 1862M; cost in frame \$2,250 to \$2,390; plans \$20. See page 65.



ARTISTIC HOMES

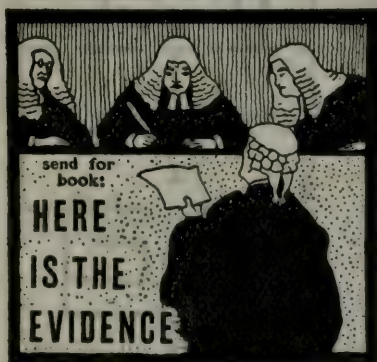
WHEN you are building a home it will cost you no more, but will be a thousand times more satisfactory, if you will build on the past experience and most modern ideas of an architect of national reputation, and build for the future. It is a fact and a lamentable one, that a hundred times more money has been wasted in mistakes and blunders in building than has ever been paid to architects.

You undoubtedly have some pretty well-defined ideas of the sort of a house you want and there are some things which you have always wanted in your house and now you intended having them. That's right, but don't build a barn, in your haste, and then stick on a lot of warts here and there and expect to get artistic and tasty design.

It will be better for your family, pocket-book, peace-of-mind and temper if you will simply slap all these ideas into a roughly drawn pencil sketch, of the sort of a house you want, and send the same to me with instructions to prepare sketches for you and later to complete the plans. My large experience and information acquired in the satisfaction of thousands of clients is yours for a nominal sum.

It's your house that you are going to build and it's your money that is going to pay for it, but a thing that is worth doing, is worth doing right, and it will not take very much in wasted material to absorb the \$45.00 or so you would be trying to save in being your own architect, laying aside the important matter of convenient plan, style and design that an architect of experience can give.

WE ARE FROM MISSOURI AND MUST BE SHOWN



OF FAC-SIMILE TESTIMONIALS

I can show you how to make the money you have appropriated for your new house go farther toward meeting your every requirement than you can do for yourself. I have studied these matters in so many phases, and overcome so many obstacles that I am certain I can be of service to you. If you attempt to go it alone you are bound to go it blind. Do not struggle with perplexing preliminary troubles which are the business of your architect. The operation of planning, designing and building a house are too complicated to be successfully undertaken without an architect, even with the co-operation of the best of builders. The professional or expert is needed not only to secure the successful completion of the project but to save money for the client.

Do not hesitate about writing to me for fear of the extra cost. You will find it the truest economy to have my assistance, furthermore, it facilitates my work to start you right in the first place. It is my business and my pleasure to make every dollar of my client's money count for his benefit, to prevent extravagance and waste and enable him to enter at the appointed time a building with which he will be pleased to the end of his days and which will have cost him even less than he expected.

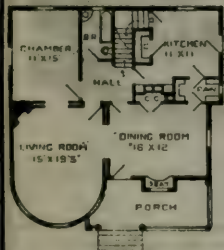
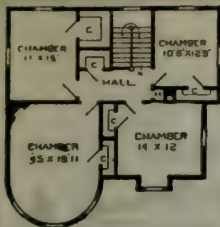
Do not fail to write to me, my office is just as close to you as your nearest mail-box. Besides you have the satisfaction of getting my advice in black and white.

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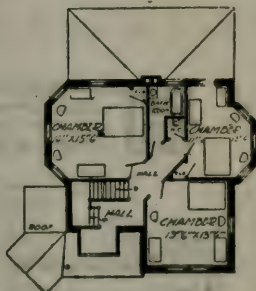
HERBERT C. CHIVERS
ARCHITECT - SAINT LOUIS

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$10



DUXBURY RESIDENCE.—Design 879M:

Herbert C. Chivers, Architect, -ORDER BLANK-
St. Louis, Mo.

Please prepare preliminary plans for my residence, for which find enclosed \$5 in payment of same, it being understood that if I build from the ideas contained therein that I will order special plans of you and that this sum of \$5 is to be allowed by you as a credit on the cost of final plans, unless an entirely different plan is adopted. Preliminary plans contain the very essence of an architect's ideas for any particular building and are ordinarily worth 1 per cent of cost of building.

EUCLID RESIDENCE.—Design 100,049-O

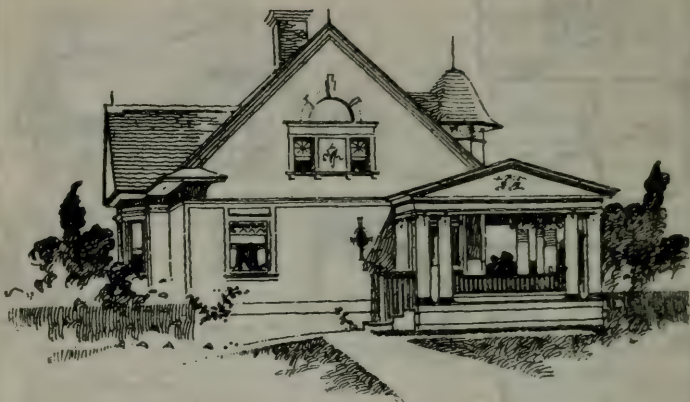
Name

City—

—561—

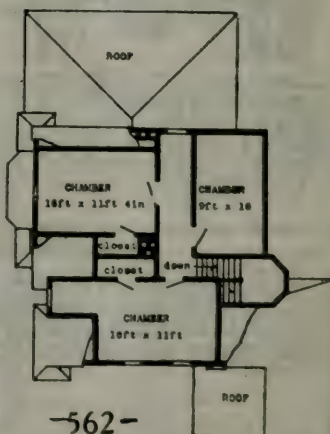
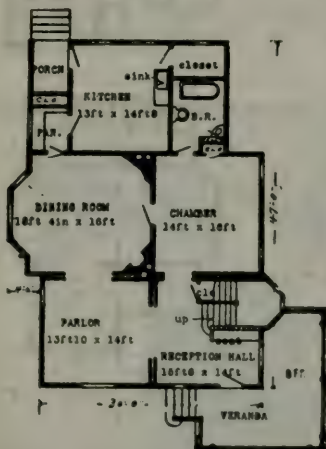
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ONEYHILL COTTAGE.—Design 2420-O; cost in frame, \$1,190 to \$1,289; plans, \$10, story heights, 9 ft. and 8 ft.; full story to main room. Special features: Large veranda; attractive stair landing; large dining-room; well proportioned exterior.

HERBERT C. CHIVERS - ARCHITECT



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Chicago, Ill., Jan. 26, 19
Mr. Herbert C. Chivers,
Wainwright Building,
St. Louis, Mo.

Dear Sir:—

Both Mrs. Hobbs and myself had some brilliant ideas which we wished to embody in a home. The trouble with our brilliant ideas was that no architect would acknowledge that they were even brilliant or usable. Each architect I visited first threw cold water on my ideas and then tried to sell me something I did not want. Having heard a great deal of you and your work during the year I spent in St. Louis, I sent you my sketches, expecting to receive a letter stating that they were worthless. The letter never came, but the plans did, and the plans, well: I think you are a diplomat, but I know you are an architect. If all my ideas are not embodied in these plans, the plans are so complete and well developed, that I do not miss them.

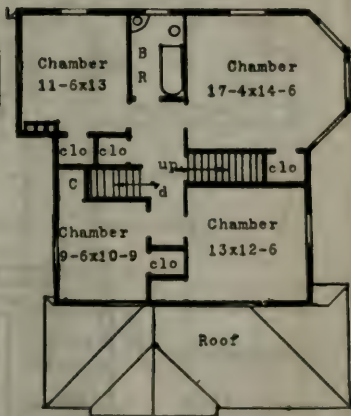
While wishing you success, it occurs to me to mention that there may be many more in Chicago in my predicament, and will certainly refer any prospective builder to St. Louis for his plans.

Sincerely yours,

FRANKLYN HOBBS.



Donington design 5563, heights 9-ft 4 and 8
\$10.



Auburn, Neb., April 17, 1905.
Mr. H. C. Chivers,
St. Louis, Mo.

Dear Sir:—

Please pardon my delay in writing sooner expressing my appreciation of the plans you made for the remodeling of my residence. The query is, "How did you accomplish such a transformation?" The exterior is far ahead of our

expectation, and the interior arrangement fits our needs just about right and makes us a very comfortable home.

The money I paid you for plans was well invested, for they worked out perfectly, saved us money, and a whole lot of worry.

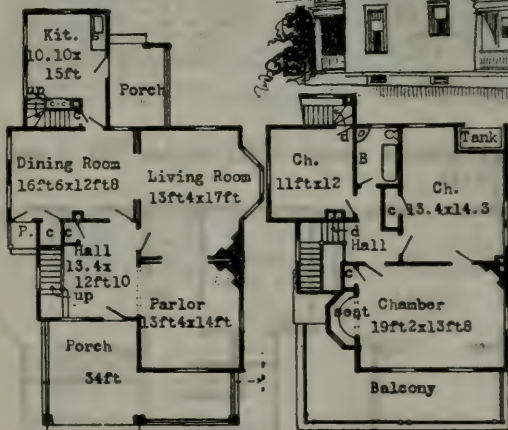
Yours truly,

(Druggist)

E H DORT

ARTISTIC HOMES

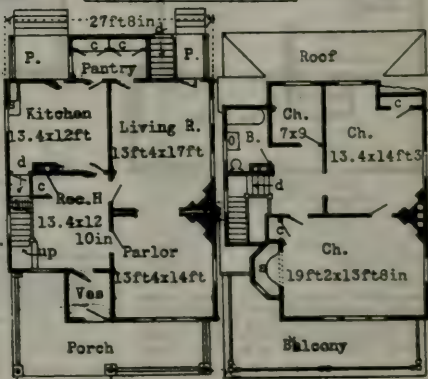
COWELLVILLE RESIDENCE.—Design 838-O; in frame, \$1499 to \$1898; plans, \$15; width, 27.8 x 32 ft. 6 in.; story heights, 9.6 and 9 ft. in the clear; room sizes, parlor, 13.4 x 14 ft.; dining room, 13.4 x 17 ft.; kitchen, 13.4 x 12 ft.; chamber, 13.4 x 14 ft. 3 in.; front chamber, 19.2 x 13 ft. 8 in. small chamber, 7 x 8 ft. Front and back chambers connect, with fire-place and bath room over kitchen. Have \$10 stock plans, with a 11 x 12 ft. kitchen behind, with rear stairs to servant's room... See page 65.



Cowellville No. 2
design 5564.

Similar design to the
above, but more ornate.

Plans \$15.



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ARTISTIC HOMES

JUNCTION

CITY, KANSAS, TUESDAY, DEC. 30, 1902.

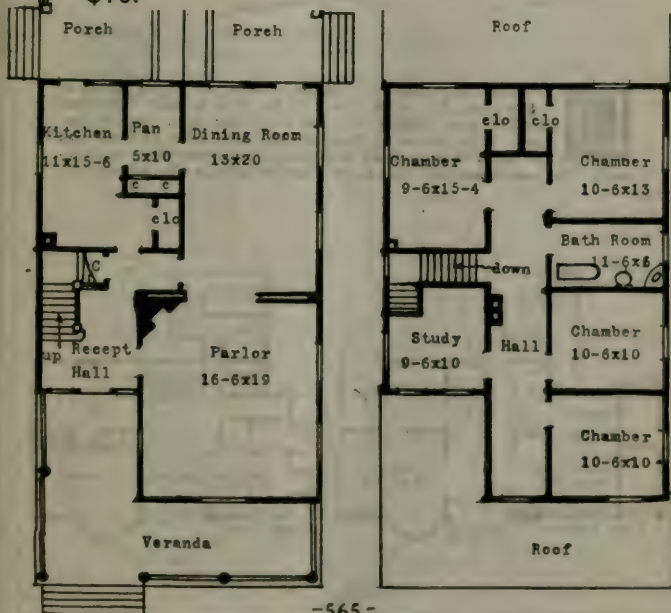
DAILY

A MODERN HOUSE.

Mr. and Mrs. H. F. Tyler's Home
Was Planned for Convenience.

One of the most strikingly pretty homes in the city is that of Mr. and Mrs. H. F. Tyler, just completed from the plans of Herbert C. Chivers, the renowned St. Louis architect. A model of architectural beauty and convenience;—a joy to its owners and a monument of the skill of its architect. Such a building should be an incentive for lot owners to procure expert talent when preparing to build. A neat, well-planned, attractive house, such as the Tyler's, reflects favorably on the good taste of its owners. The guests at the house-warming were delightfully entertained.

Birkdale design 5565, story heights 10 and 9 ft, width 31 ft. Large parlor, suitable for a parsonage. Plans \$10.



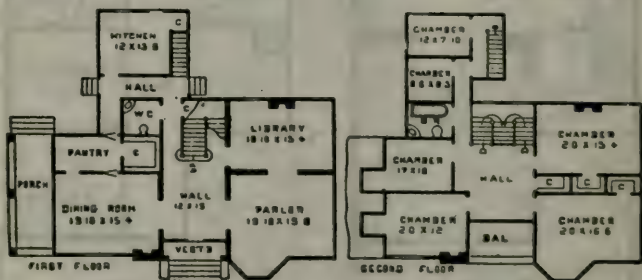
-565-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



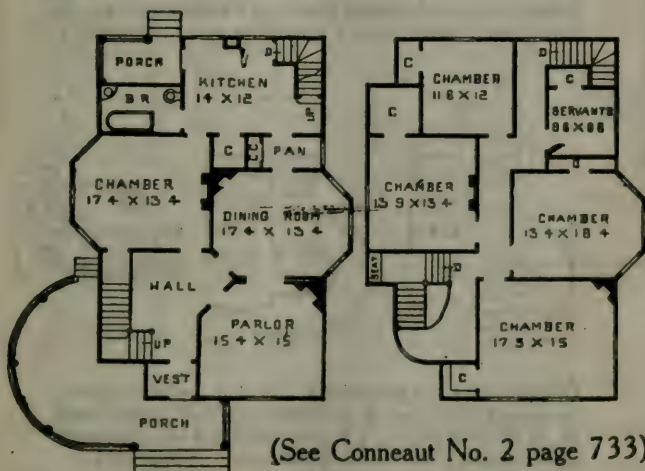
DOUGLAS RESIDENCE.—Design 1040-N; in frame, \$2,500 to \$2,850; plans, \$35; width, 54 ft. 8 in. by 33 ft. to hall; width over all, 62 ft.; story heights, 10 ft. and 9 ft. in the clear. Special features: Wide, imposing frontage; the rough-stone chimney and arch lends an appearance of solidity; the balcony above works in well. The combination of stone and stained shingles is very attractive.



ARTISTIC HOMES



CONNEAUT RESIDENCE.—Design 1050-N; in frame, \$2,280 to \$2,460; plans, \$20; width over all, 46 ft.; story heights, 10 ft. and 9 ft. 6 in.; attic, 8 ft. Special features: Good-size rooms; attractive outlines to porch and tower:



(See Conneaut No. 2 page 733)

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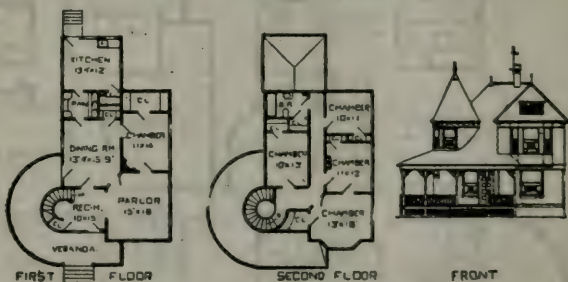
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

RICHARDSON RESIDENCE.—Design 409M.
\$2,240 to \$2,569; plans, \$15.



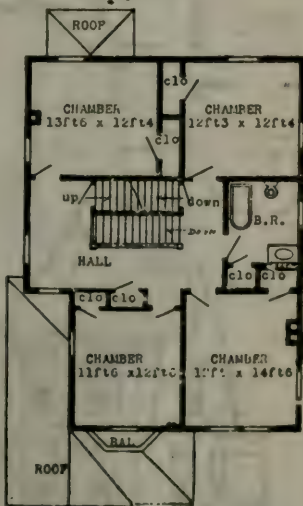
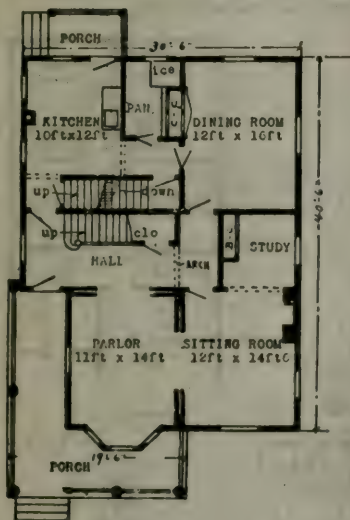
MAGNOLIA RESIDENCE.—Design 904 M; in frame,
\$2180 to \$2290; plans, \$15; story heights, 10 ft. Special
features, plain neat exterior; parlor, 13 x 18; library, 12 x 15;
dining room, 16 ft. x 12 ft. 6 in.; kitchen 13x13. See page 65.



OLIVERVILLE RESIDENCE.—Design 4272M; in frame,
\$2199 to \$2386; plans, \$15; width, 25 ft. 10 in.; width over
all, 32 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story).
Special features, Tower and circular porch. See page 65.

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ARTISTIC HOMES

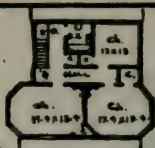
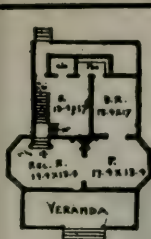


PORT JERVIS RESIDENCE.—Design 2001M; cost in frame \$2,092 to \$2,190; plans \$20. See page 65.

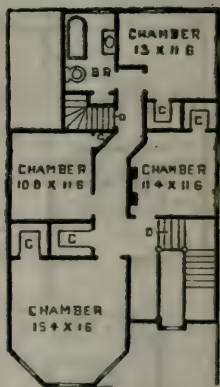
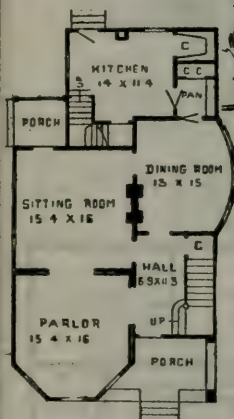
—569—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PIALSCHIE RESIDENCE.— Design 856M; \$1,398 to \$1,590; plans, \$15; width over all, 38 story heights, 9 ft. 6 in. in the clear.



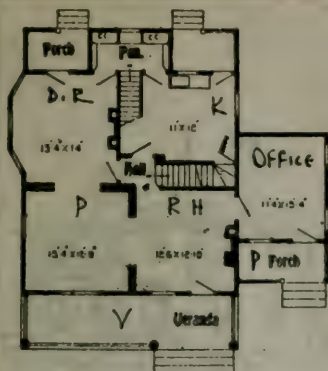
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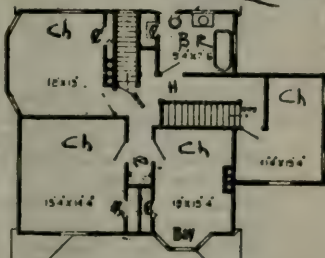
MAERENGO RESIDENCE.— Design 1069-O; \$1,800 to \$2,298; plans, \$15; width, 28 ft. 8 in.: 9 ft. 6 in. and 8 ft. 6 in. (full story).



ARTISTIC HOMES



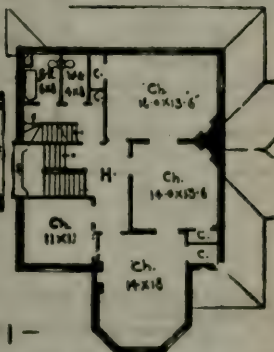
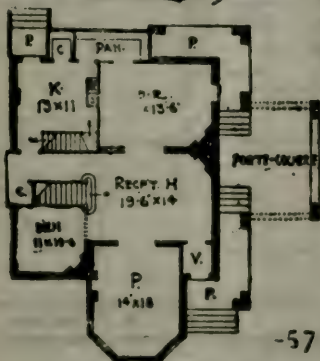
CATAWLA RESIDENCE.
\$1998



JERSEY CITY RESIDENCE.

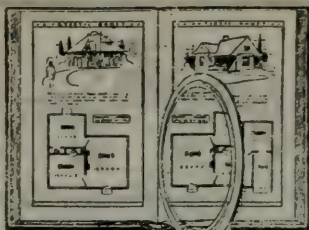
Design 1050M;

Plans \$15.



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ARTISTIC HOMES



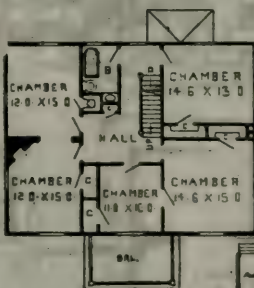
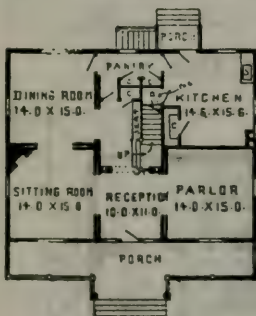
NOTE: By the use of a Hand-Mirror as Above Shown you can See How any House will Appear on your Lot when Reversed.



SEE
PAGE
1023

ROBINSON RESIDENCE.—DICKINSON Design 2960M; in frame, \$1998 to \$2345; plans, \$20; width, 47 ft.; story heights, 9 ft. 6 in.; Special features: Wide imposing frontage. Modifications; The modified plan, with porch on side would cost. See page 65.

Robinson Res. No. 3, La-Plaute Design same as Robinson residence with 14 x 17 ft. parlor; rear stairs, dumb-waiter, corner china case in dining-room, with space above dining-room used as 12 x 15 ft. screened-in balcony, or summer sleeping compartment, size of building 41 x 32 ft.; story heights, 10 ft.



MORALD RES



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I do not believe that I could be better suited with an architect's plan than I was with yours,
W. F. BROWN,
(Secretary Tuckahoe Mineral Springs Co.), North Cumberland, Pa.

HERBERT C. CHIVERS CO. ARCHITECTS

THE CITY BEAUTIFUL

BY HERBERT G. CHIVERS.

DEVISER OF CIVIC IMPROVEMENTS.

IT is not uncommon to hear the present age condemned as utilitarian and the American people denounced as mere money getters. These sweeping charges are far from being justified by the facts. Professor Emil Reich, in his learned work "Success Among Nations," declares that we are the most liberal spenders on earth and are doing more for the cause of art than is being done in any other country.

It is true that in every city, town, village and hamlet in the land there is a constantly increasing number of business men who are beginning to appreciate the truth of the saying that Civic beauty is a positive asset, that the surest way to increase population and induce the investment of capital is to make the city attractive. Private enterprise is doing much in this direction by the erection of business buildings and residences which it is a pleasure to behold. Municipal authorities, hitherto negligent or indifferent to these high matters, are awakening to an appreciation of the value of the beautiful. In many large cities plans involving the expenditure of many millions have been adopted and are being rapidly executed to produce a purely artistic effect.

There are to be erected during the present year a large number of schools, court houses, churches, city halls, theatres, libraries and other public buildings. There are parks, squares and drive-ways to be laid out. Streets are to be widened and unsightly buildings purchased and torn down. There is a stirring in the direction of aesthetic endeavor such as this country has never before known.

In the latter days of the Second Empire in France when Baron Haussmann proposed the remodeling of Paris the ultra-conservatives pronounced his plans extravagant, impracticable and even impossible. "Every Reform" says Emerson "Was once a private opinion and when it shall become private opinion again it will solve the problem of the age." The beautifying of Paris was, first, the private opinion of a German naturalized in France. It came to be the private opinion of Napoleon III and the members of the Corps Legislatif, of the mayor and his council and of the leading citizens, and the result is, that Paris to-day is the most beautiful city in the world, and its beauty has proved to be a municipal asset of incalculable value. The same is true in a degree of Washington and several other places that are being transformed and re-created by the substitution of beauty for ugliness. When they wake up to the importance of the movement thousands of towns will follow these good examples.

We are told that "Nothing great was ever achieved without enthusiasm," and to secure adequate civic improvements the newspapers of the place must be sympathetically active in giving publicity to the movement. Boards of Trade and Commercial Exchanges must take an active interest. Business men's clubs organized for this express purpose must aid in the propaganda by the distribution of informative literature and the holding of public mass meetings. Employers of labor should be supplied with reading matter for distribution among the men until the dream of an artist becomes the talk of the streets, the resolution of the conference and finally the decree of the assembly.

The inevitable objection will be raised to any considerable expenditure of money by the city, whether obtained by a direct levy or from the sale of municipal bonds, that taxation will be increased. That is unavoidable. But the grumbling rate-payer must bear in mind the vastly increased value of his property both for rental or sale by the beautifying of the city where it is located.

For years I have been eminently successful as a Devisee of Civic Improvements whether undertaken by the municipality, by corporations or by private individuals. I am prepared to examine and pronounce upon the eligibility of sites and submit plans for administration buildings, schools, hospitals, public baths, parks and play-grounds and for the widening and ornamentation of thoroughfares. Having erected monumental structures in most of the principal cities of the United States and in numerous smaller places I am able to demonstrate my ability to design, construct and decorate in the most satisfactory manner, without a demand for an extravagant outlay, such edifices as railway stations, hotels, churches, theatres, concert halls, exposition buildings, libraries, banks, office buildings and factories, each with due regard to position, use and the accommodation demanded.

I am ready to consult with the projectors of any or all of these enterprises and to prove to them conclusively that my engagement will be to their interest in the adaptability of the designs to their requirements, in the artistic effects which will be produced and in the economy and the promptness with which they will be carried into effect.

We are living in a period of unprecedented prosperity. The harvests throughout the land during the year last past were exceptionally bountiful. The promise of increase in all branches of manufacture and trade is most encouraging. There was never a better time than the present to arouse the public to a realizing sense of the importance of the improvements being made at once. There was never a better time for the carrying out of private plans for the construction of important buildings.

The modern city-dweller, unless he is fortunate enough to reside in one of the places where the beautiful has found acceptance as a necessity, positively suffers from the monotony of his environment. He may not be conscious of this until he visits a more favored community but it is true, nevertheless. The Ancient Athenians and the Romans of the later republic and the early empire understood this. The Florentines in the middle ages provided for the general love of the beautiful and, as we have stated, modern Paris is a noble example of what can be done in this direction. There is an ever growing demand for open spaces, flower gardens, fountains and worthy statues. The public is rapidly becoming more and more appreciative of noble architecture with dignified ornamentation and to demand adequate approaches to monumental edifices. Civic and other authorities are responding to this desire and there is a fair prospect that before the present generation passes from the scene it will be privileged to behold grandeur where there is now naught but the commonplace, and to feast the eyes on beauty where there is at this time only ugliness.

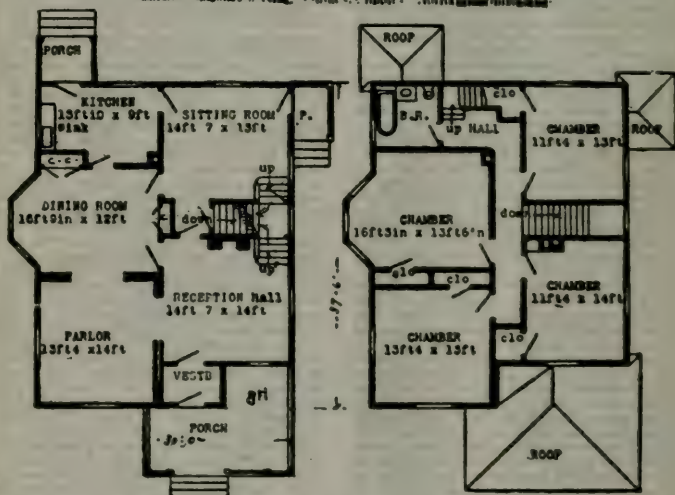
There are difficulties in the way. The obstacles in many instances will not be readily overcome, but to quote again the Sage of Concord. "It is as easy to twist iron anchors and braid cannon as it is to braid straw, to boil granite as it is to boil water if you take all the steps in order. Where there is failure there is some giddiness, some fear, some superstition about luck, some step omitted."

The first step to be taken in this instance is to communicate with me by letter or personal interview. Authorize me to make the necessary investigations and submit preliminary water-color views, plans, designs and estimates. The other steps will be taken in their natural course. Should I be given the contract for the work, it will be completed at the specified time without increase or excess, provided the original outlines remain unchanged.

The results will be, according to the magnitude of the scheme. The transformation of your city, which, becoming "A thing of beauty," will be, in the often quoted words of Keats, "A Joy Forever."

HERBERT G. CHIVERS.

ARTISTIC HOMES



STEUBENVILLE RESIDENCE —Design 1976M; cost in frame \$2,192 to \$2,240; plans \$20. See page 65.

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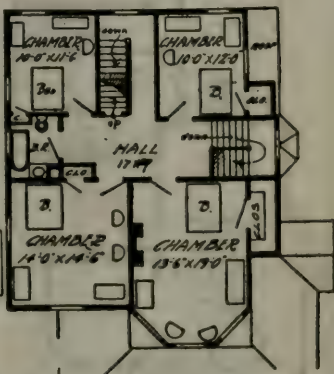
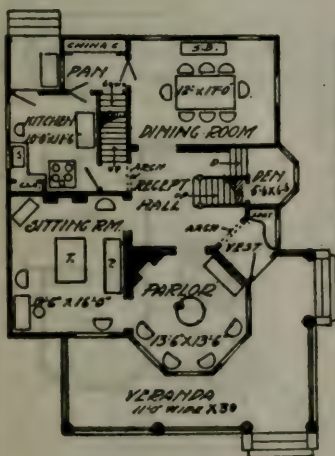
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

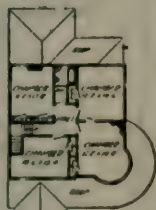
ART

"Such is the strength of art, rough things to shape and of rude commons, rich enclosures make."— James Howell.

SABINA RESIDENCE. — Design 1227-O; size 32 ft. 6 in. by 35 ft. 6 in. Cost, \$1,680 to \$2,000; plans, \$15. Special features: Well-ventilated parlor and chamber above, attractive vestibule entrance. See page 65.

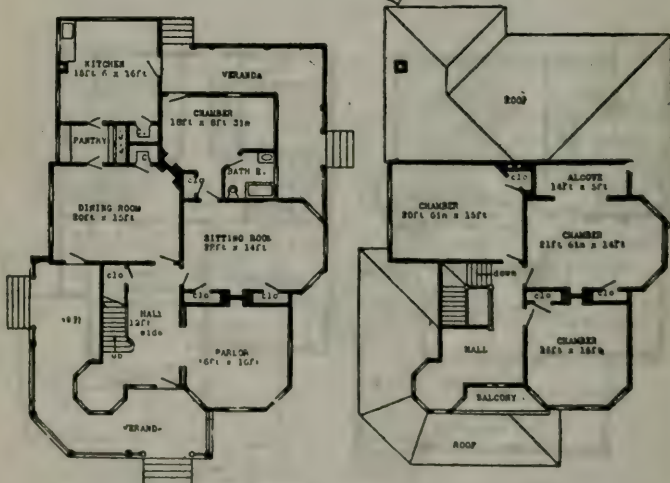


MARLOW. — Design 2-O; cost, \$1,700 to \$1,989; size, 29 ft. 6 in. by 43 ft. 8 in.; width over all, 32 ft.; story heights, 10 ft. and 9 ft. 6 in. See Coffeyville residence above. See page 65.



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ARTISTIC HOMES



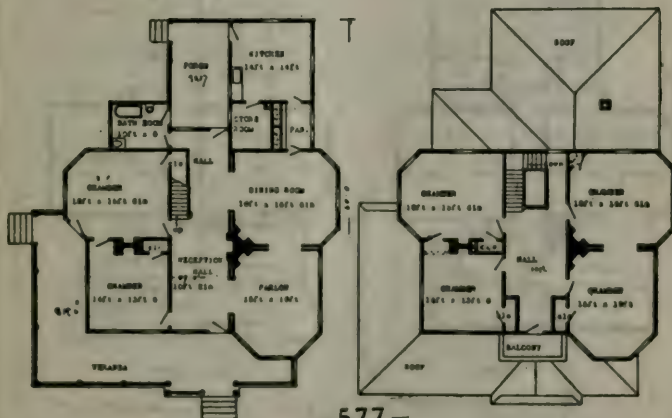
SNODON RESIDENCE.—Design 2041M; cost in frame \$2,390 to \$2,480; plans \$15. See page 65.

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ARTISTIC HOMES



MILLBERRY RESIDENCE.—Design 1832-N; cost in frame, \$2,490 to \$2,982; plans, \$25; story heights, 11 ft. and 10 ft. Special features: Large rooms and wide central hall with fire-place; balcony and door to second-story front hall. Good Southern house.



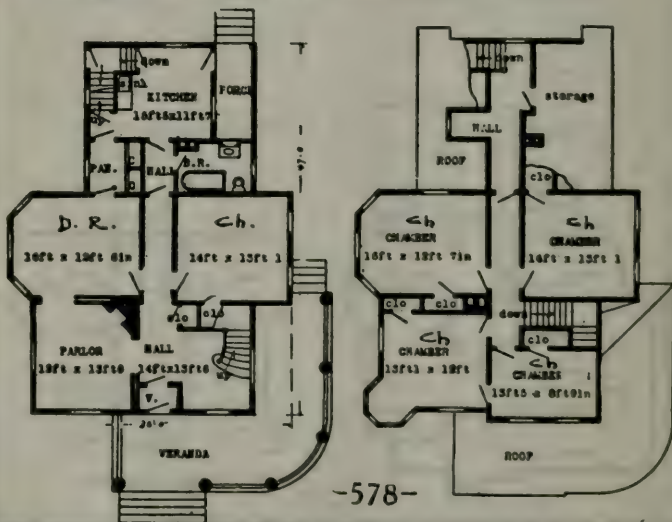
—577—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



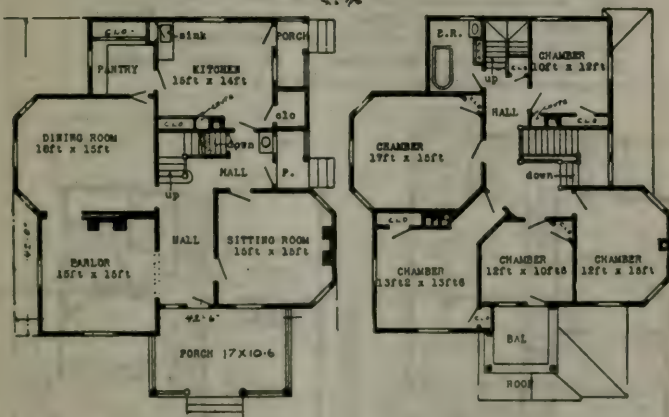
SHAWVILLE RESIDENCE.—Design 1831-N; cost in frame, \$2,462 to \$2,680; plans, \$20; story heights, 9 ft. and 8 ft. 8 in. Special features: Imposing corner-lot design; 9 ft. 6 in. veranda.



-578-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

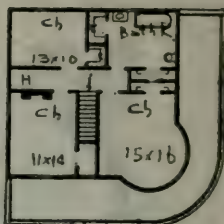
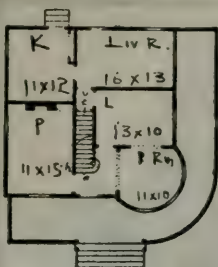


LEXIS RESIDENCE.—Design 1979-N; cost, \$2,190 to \$2,298; plans, \$20. Special features: Large rooms; central hall; wide frontage; main stairs located in such a way that rear stairs is hardly necessary; wash-basin in rear hall; large front porch.

—579—

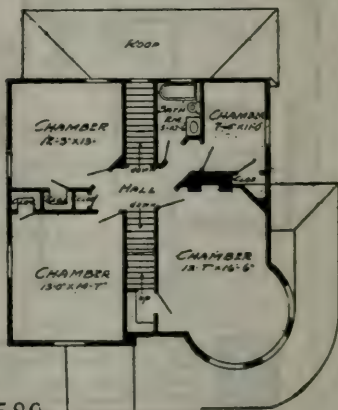
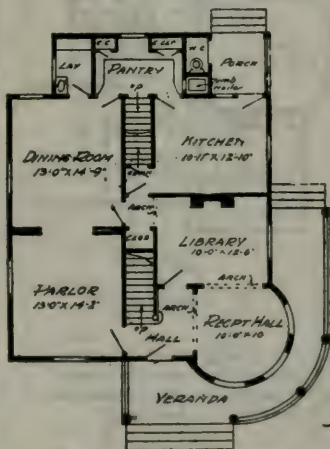
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



COFFEYVILLE RESIDENCE.—Design 6029-O; in frame. \$1,698 to \$1,790; plans, \$10; width, 37 ft. 6 in. by 40 ft. 6 in.; width over all, 41 ft. 1 in.; story heights, 10 and 8 ft.; special features: A very compact plan. See index for Coffeyville residence revised. We have it with octagon tower. Parlor, 11.4x15 ft. 6 in.; reception room, 11x10 ft.; library, 13x9 ft. 6 in.; living room, 16.6x10 ft.; kitchen, 11x12 ft.

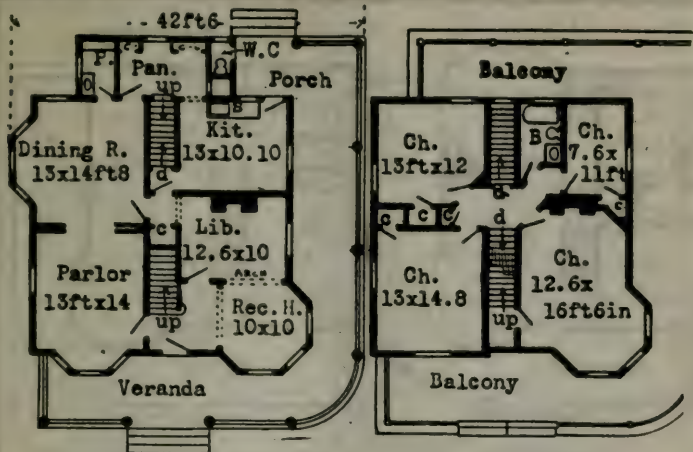
Coffeyville Res. No. 3, White design, with parlor 13x15 ft. 8 in., with stairs to cellar and second floor between parlor and kitchen; with 11x13 kitchen; with 12x12 ft. 6 in., library; with 16x11 dining-room, with bay; with 7x10 pantry back of kitchen and rear porch to kitchen. The tower chamber, 12.6x16 ft.; story heights, 10 ft. and 9 ft. 6 in.



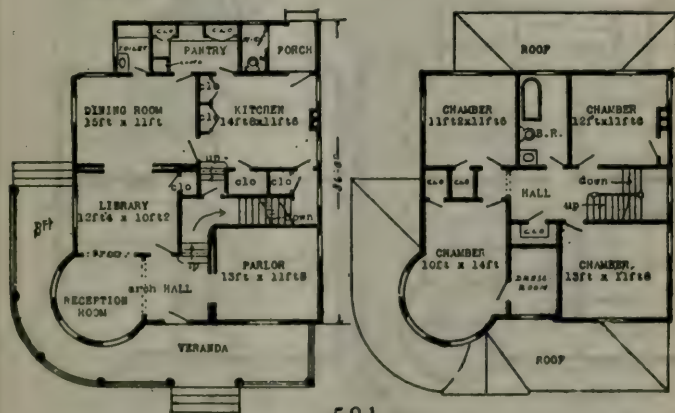
- 580 -

BEEBE.—Design 1-O; cost, \$1,290 to \$1,900; size, 31 ft. by 31 ft.; width over all, 39 ft.; story heights, 9 ft. 6 in. and 9 ft.

ARTISTIC HOMES



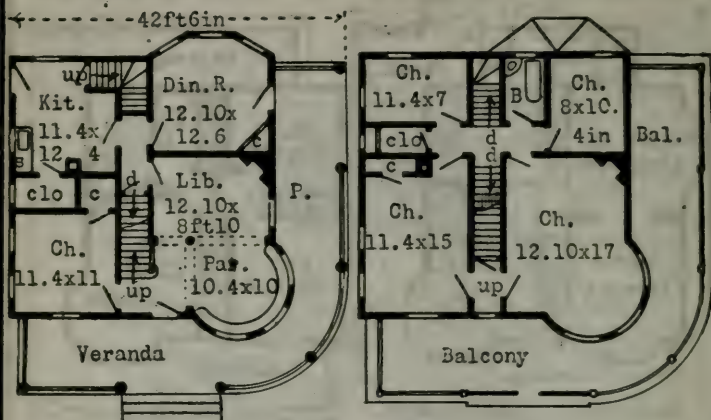
Coffeyville No. 2 design 5581-A, exterior similar to 584, but reversed. (Use mirror on page 1023.) Plans \$10.



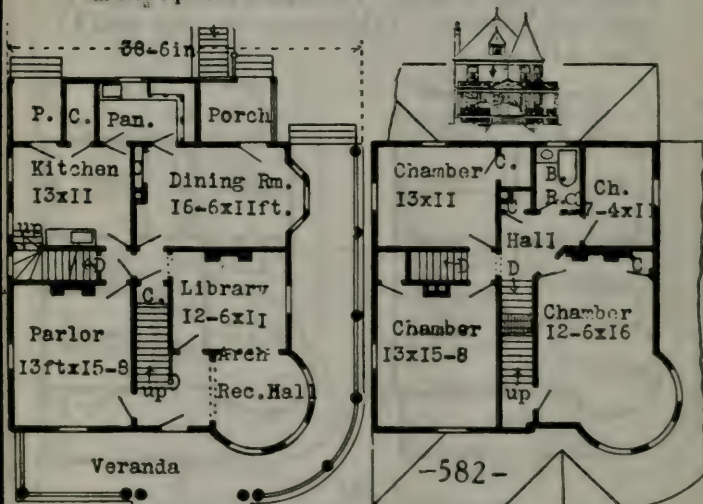
-581-

TAMAROA RESIDENCE.—Design 2254M; cost in frame \$1,292 to \$1,399; plans \$10. See index for Coffeyville Residence. See page 65.

ARTISTIC HOMES

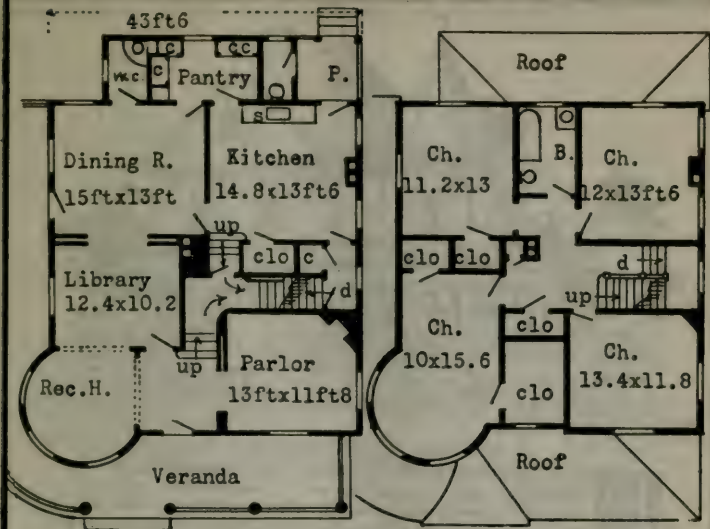


Coffeyville Res. No. 4, Frank design, cost, \$1,492 to \$1,598; plans, 10; story heights, 9 ft. 6 in. and 9 ft.; same design as No. 1 plan

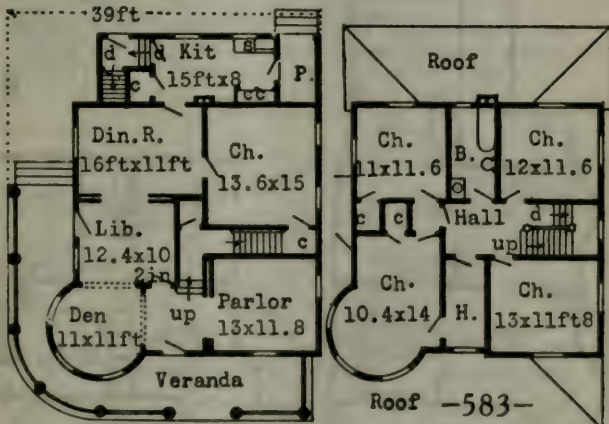


Coffeyville Residence No. 7 design 5582-B, story heights 10-ft 6 and 9-ft 6. See pages 580-581-582-584. Plans \$10.

ARTISTIC HOMES



Coffeyville No. 8 design 5583-A, story heights 9-ft 6 and 9. See pages 580-1-2-4.

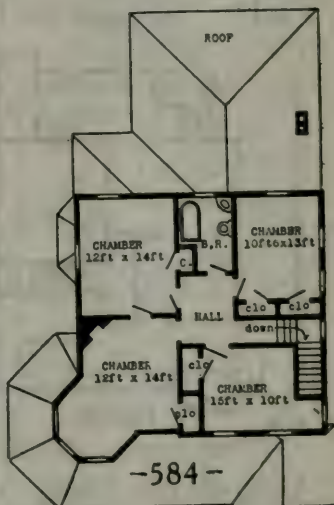
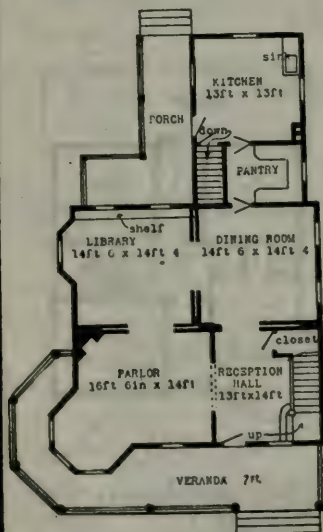


Coffeyville No. 9 design 5583-B, story heights 9-ft 6 and 9. See pages 580-1-2-4 and 9.

ARTISTIC HOMES



NON RESIDENCE.—Design 2242-N; cost in frame, \$2,140 to \$2,292; plans, \$20. Special Features: A neat, attractive exterior; inexpensive tower; well-lighted library; two good-size rooms in front. The house has a large, open appearance upon entering. See 333.



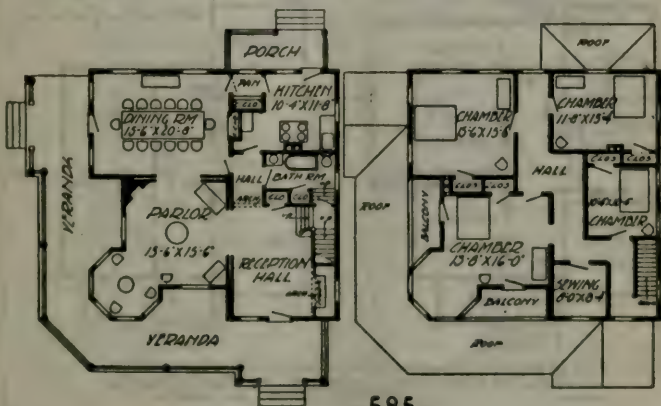
-584-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ORWOOD RESIDENCE.—Design 1217-N; size, 28x38; cost, \$2,490 to \$2,684. Special features: Bath-room on first-floor; large dining-room and veranda; tower and balconies. Plans, \$20. Attractive corner tower; large reception hall.



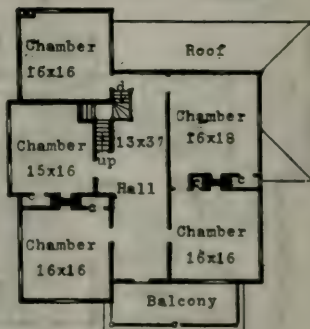
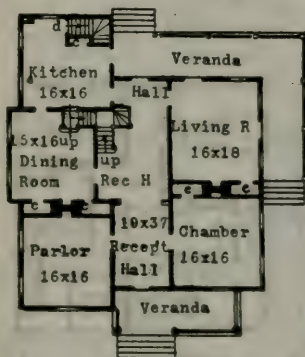
-585-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Dodman residence design 5586, width 44-ft, over all 52 ft, story heights 9 and 8-ft 6. Combination hall, dining room and kitchen stairs. Neat, clean-cut exterior. Plans \$15.



I am very much pleased with plans which you furnished me, and which I selected from one of your series of contributions to the Woman's Home Companion.

HERBERT BUTLER, New Lexington, O.

-586-

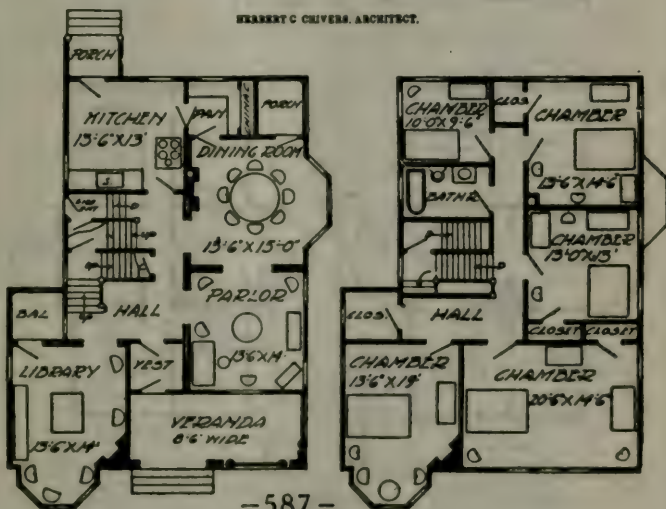
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



KOKIMO RESIDENCE—Design 100,002M; cost \$2965 to \$3261; Plans, \$30; size 35x45. extreme width 50 ft. Special features: Attractive bay; side entrance; vestibule in front; large chamber in front; general outlines of design very good; would make an attractive stained shingle gable. See page 65.

HERBERT C. CHIVERS, ARCHITECT.



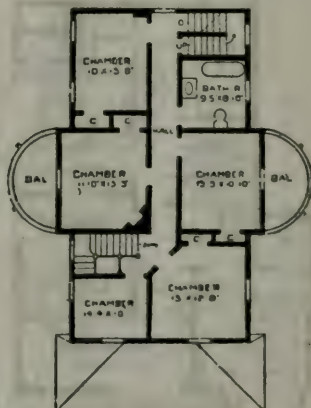
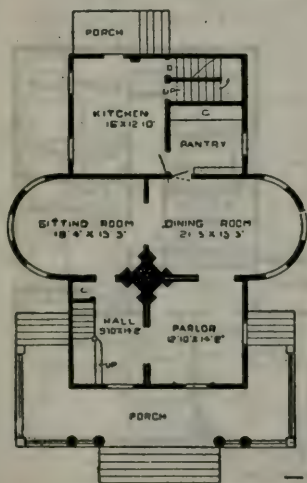
-587-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



VANCE RESIDENCE.—Design 1007M; in frame, \$2190 to \$2540; plans, \$25; width over all, 41 ft.; story heights 10 ft. Special features: Open porch at sides, fire-place arrangement, semi-circular bays at side. See page 65.



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

FELCHVILLE COTTAGE—

Design 100.301 M



Torrington design 5589, width 33-ft 6, width over all 36 ft. Story heights 10 and 9 ft. Plans \$15.

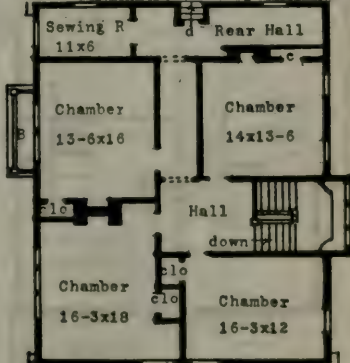
Jerseyville, Ill., Aug. 10, 19

Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:—

In the August number of "Woman's Home Companion" of Springfield, Ohio, I notice a full-page illustrated article of your authorship describing our new home. I assure you we think we are pardonable in again expressing the satisfaction that our new home gives us.

The fact that we are owner and possessor of the building may have something to do with



our feeling, but prejudiced or not, we think it the handsomest structure of its cost in the city.

Sincerely yours,

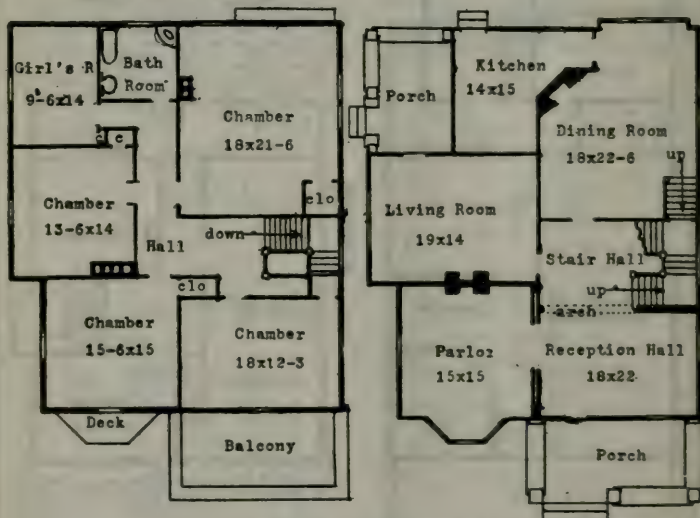
L. M. CUTTING,

Ag't. Hartford Fire Insurance Co

ARTISTIC HOMES



Guernsey design 5590, width 38-ft 6, story heights 10 and 9 ft. Plans \$15.



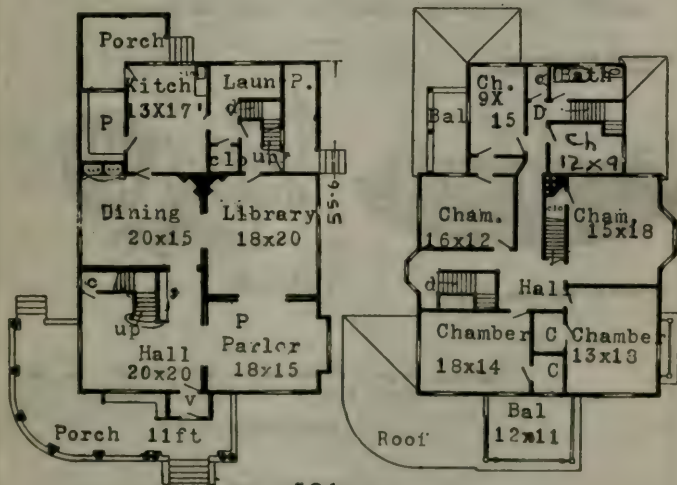
- 590 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



HENANGO RESIDENCE.--Design 2243-N; cost in frame, \$2,390 to \$2,462; plans, \$20; story heights, 9 ft. 6 in. and 9 ft. Special features: Neat, colonial exterior; large library; large pantry.

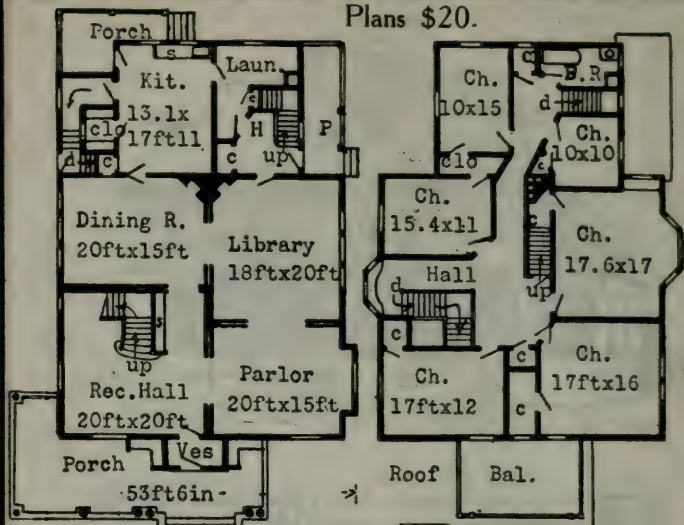


-591-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Plans \$20.

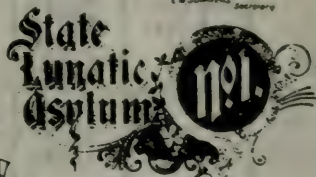


Shenango No. 2 design 5592. story heights 9-ft 6 and 9. See similar design on opposite page, 591

J. T. COOMBS, M.D., Superintendent
Address Correspondence to His Department

W. L. RAY, M.D., 1st Asst. Physician
J. MURRAY WILCOX, M.D., 2nd Asst. Physician
EMIL THEILACKER, M.D., 3rd Asst. Physician

W. A. LUDWIG, Surgeon
MRS. M. C. ROBERTS, Matron
W. O. THOMAS, Treasurer
C. B. SUMMERS, Secretary



Herbert C. Chivers, Esq..

Fulton, Mo. July 17/

Dear Sir:-

Replying to your recent letter will state, I am, and my wife also, exceedingly pleased with plans furnished.

Very respectfully,

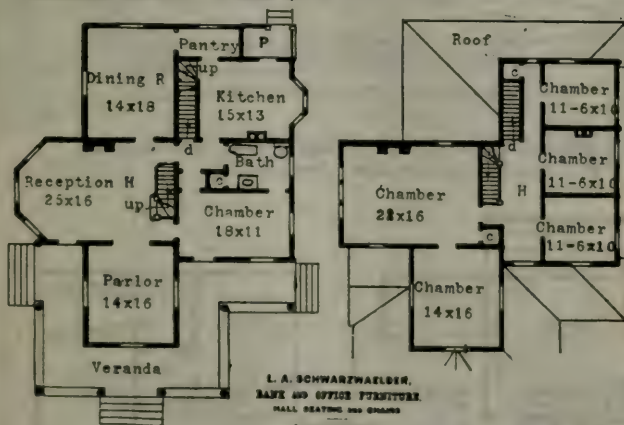
-592- W. F. Lloyd

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Carno design 5593, story heights 10 and 9 ft, width over steps and all 50 ft. Well-lighted scenic parlor and chamber above. Plans \$15.



L. A. SCHWARTZBAUMER,
BANK AND OFFICE FURNITURE,
HALL SEATING AND CHAIRS
607 Broadway, New York City

Chickadee, N. Y., April 6th, 1911.

Mr. Herbert C. Chivers,
St. Louis, Mo.
Dear Sir:-

I have completed two houses from the several sets of plans which I had you prepare, and wish to express my satisfaction with your excellent services.

Yours truly,

L. A. Schwartzbauer

-593-



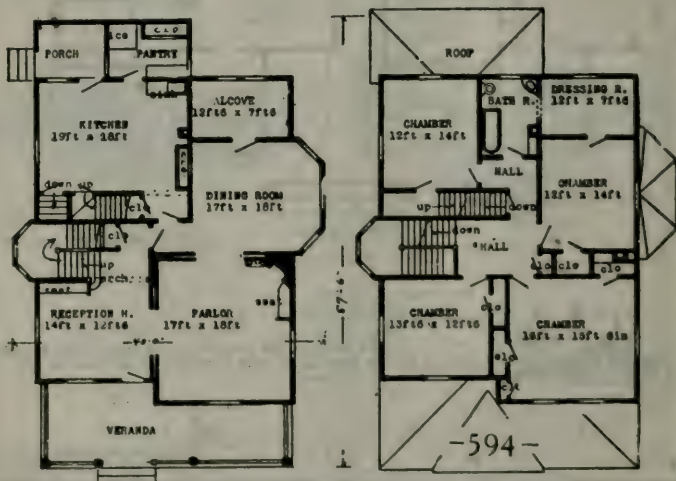
Sketch

HERBERT C. CHIVERS CO. ARCHITECTS

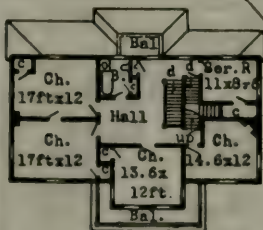
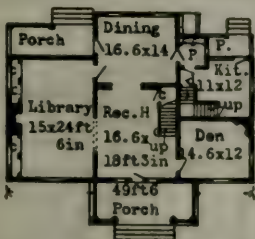
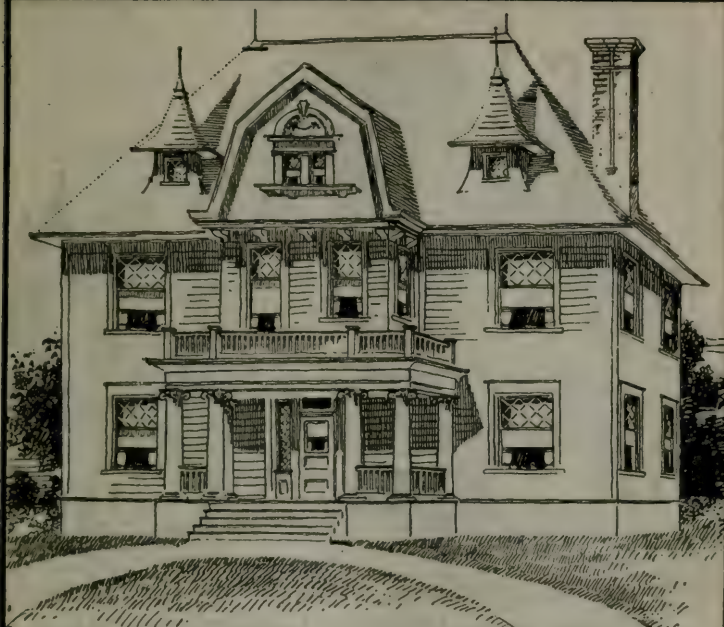
ARTISTIC HOMES



TESAGE RESIDENCE.—Design 2242M; cost in frame, \$2,299 to \$2,385; plans, \$20. See page 65.



ARTISTIC HOMES



Dulas design 5595, story heights 9 ft 6 and 9. Large library, with attractive combination fire-place and book cases on one side. Plans \$15.

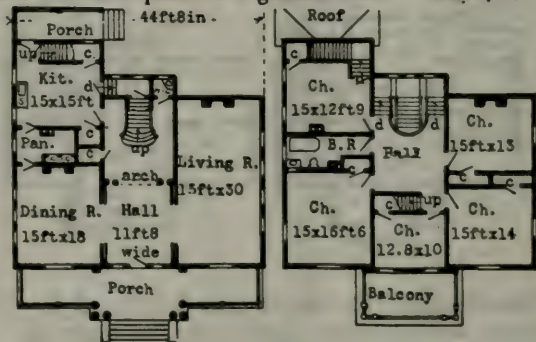
-595-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



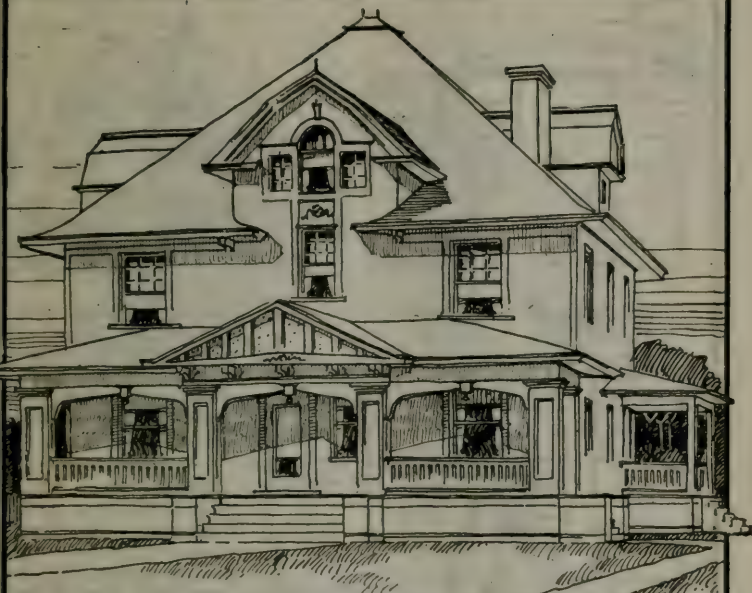
Cheriton design 5596, story heights 10 ft and 9 ft 6. This exterior can be had with a plain, neat dormer window in roof in place of a gambrel roof. Plans \$15.



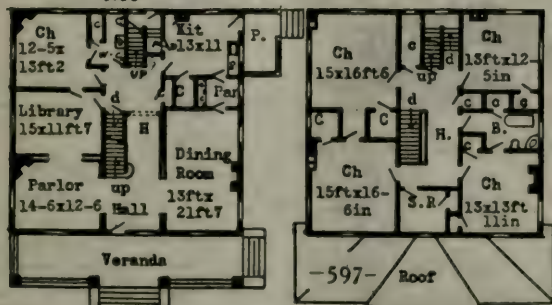
-596-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



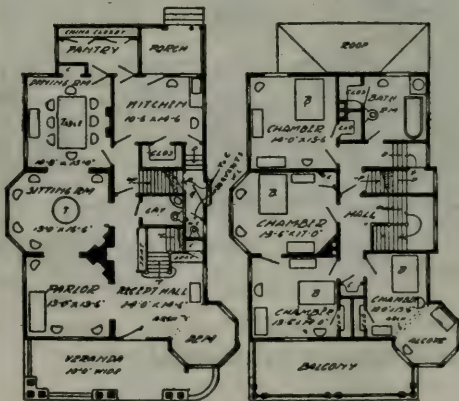
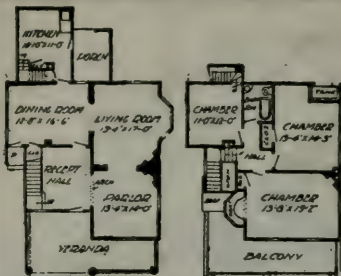
Compton design 5597, story heights 9 and 9 ft, width 30-ft 6. A particularly clean-cut, well-balanced exterior and a roomy plan.



Back chamber on first floor, with separate toilet, very convenient for the aged. Plans \$20

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Chartley. Design 15-0:
cost \$1392 to \$1560: size
29 x 48 ft. 2 in.: extreme
width, 34 ft.: story heights
9.6 and 6 ft., plans, \$10:
See Cowell plan for design.
See page 742

Caywood Res. Design
1226-0: Size 30 x 44 ft.
Cost \$2640 to \$2999:
plans, \$25: special features:
lavatory on first floor, sepa-
rate water closet for ser-
vants at side entrance.
combination cellar & en-
trance. See page 69.



Whitburg, Mo. Oct. 11th / 2

Herbert C. Chivers Architect,
St. Louis, Mo.
Dear Sir

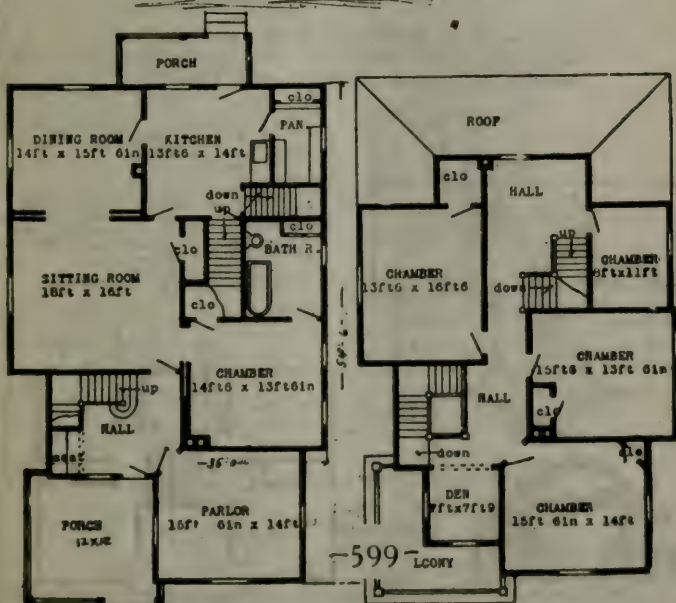
The plans for my
cottage made by you, have given entire
satisfaction I am well pleased with
you work
Very Respectfully
Ed. W. Turner.

-598-

ARTISTIC HOMES



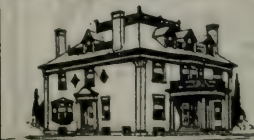
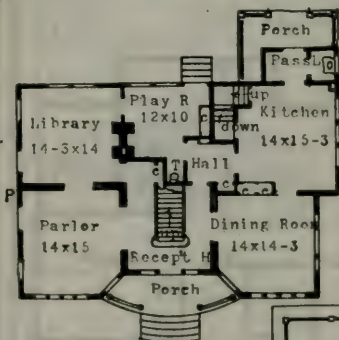
ARI RESIDENCE—Design 2010M; cost \$2,600; plans \$20. See page 65.



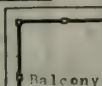
ARTISTIC HOMES



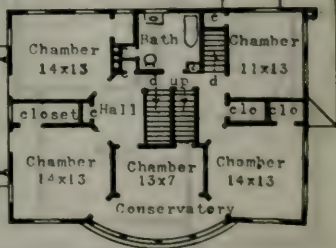
Avington design 5600, story heights 10 ft and 9 ft, width 43 ft, total width 63 ft. The bay-like conservatory is a specially attractive feature. Plans \$25.



Sketch



-600-



Seattle, Wash., Jan. 3, 19

Herbert C. Chivers, Architect
St. Louis, Mo.

Dear Sir. —

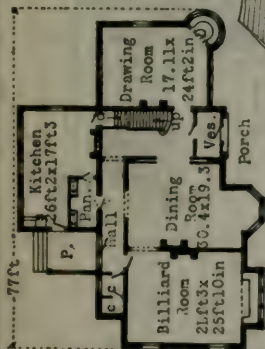
A few days ago I sent you several views of the house designed by you. It is one of the representative residences in one of the most desirable locations of the city, and is greatly admired by all who see it. Will send you some interiors if you desire them.

Yours very truly,

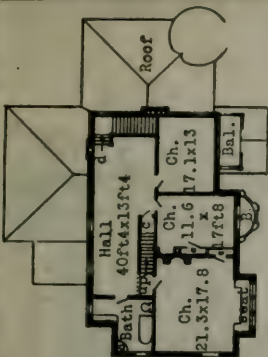
(Real Estate) ALBERT M. ROBINSON.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



- 601 -



Cadillac, Mich., Dec. 18, 1911

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir —

I am exceedingly well pleased with your services in preparing plans. Nearly everybody after finishing a house wishes they had made it different, but thanks to your patience and painstaking in making all the changes I suggested, I can say that I do not care to have my house any different from what it is now. We followed your plans and specifications exactly. The result is, I have a house that looks like a \$5,000 house when it costs me complete about \$3,500.

Yours respectfully,

HANS OSTENSEN

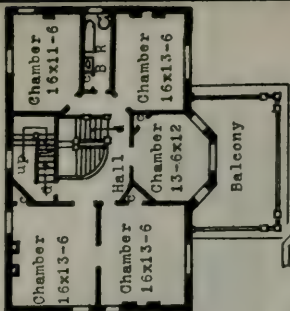
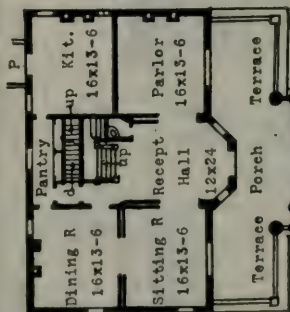


Old English design 5601, brick construction. Plans \$25.

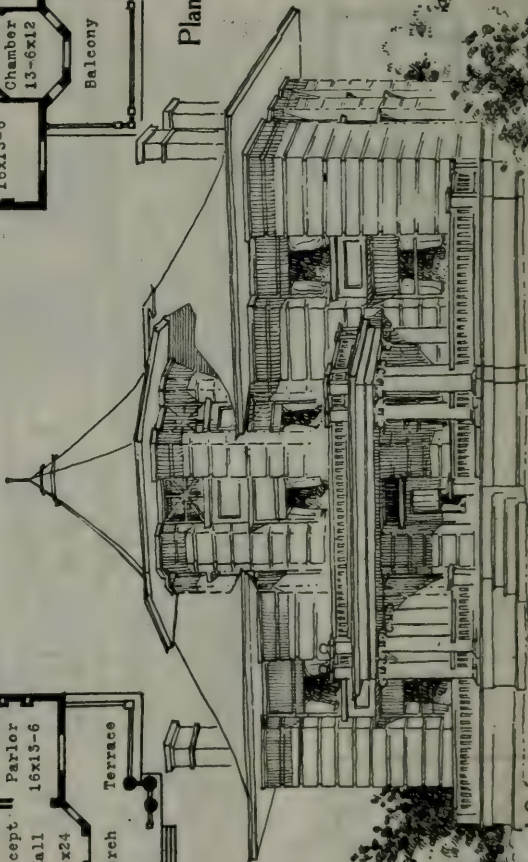
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Braydon design 5602.



Plans \$35.



-602-

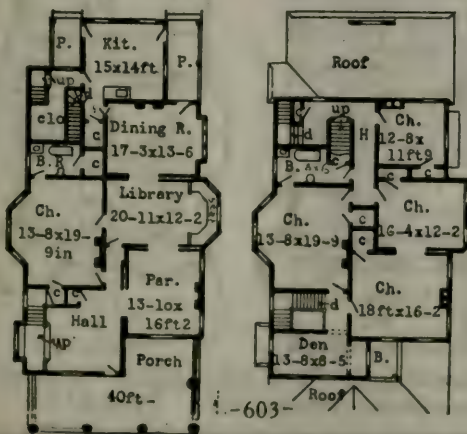
heights 10 and 9 ft.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

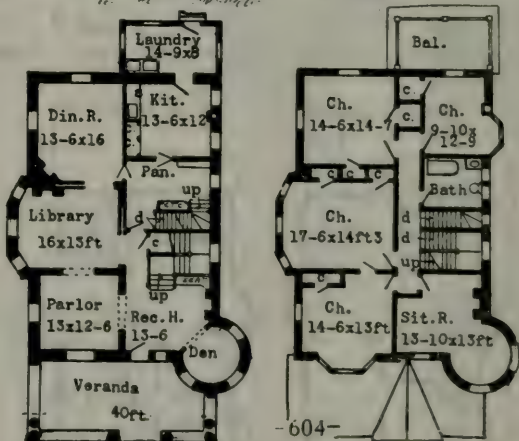


Leaffield design 5603, story heights 10 ft and 9 ft 6. Attractive balcony in front. Bath on both floors. Plans \$15.



HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



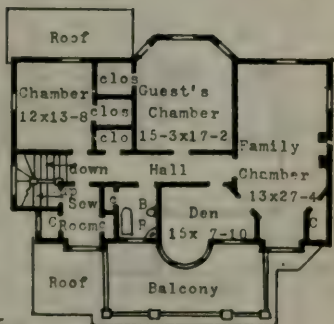
Underwood design 5604, story heights 9 ft 6 and 9 ft.
First story brick and frame above. Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Farnboro design 5605, width 48 ft, story heights 10 and 8 ft 6. Wide, pretentious front. Art glass window between hall and dining room, with glass-door closets at side. Plans \$25.



-605-

Villisca, Iowa, Dec. 10, 19
Mr. H. C. Chivers,
St. Louis, Mo.

Dear Sir:—

I am very much pleased with the plans and I can say that they are the best and most complete that ever came to this part of the country.

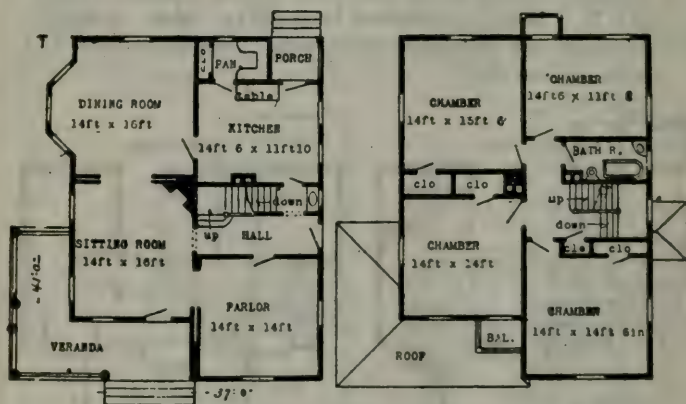
Yours truly,
BEN BAKER.

-805-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

We like our house very much and would not alter it in any detail.
MRS. GEO. G. BAILEY swich, Mass.

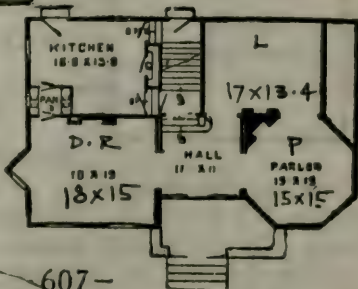
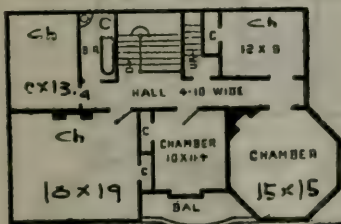


TAPPAN RESIDENCE.—Design 2043M; cost in frame \$2,190 to \$2,280; plans \$10. See page 65.

ARTISTIC HOMES

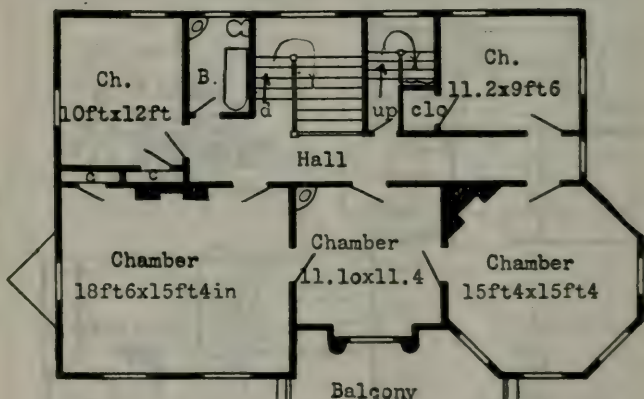
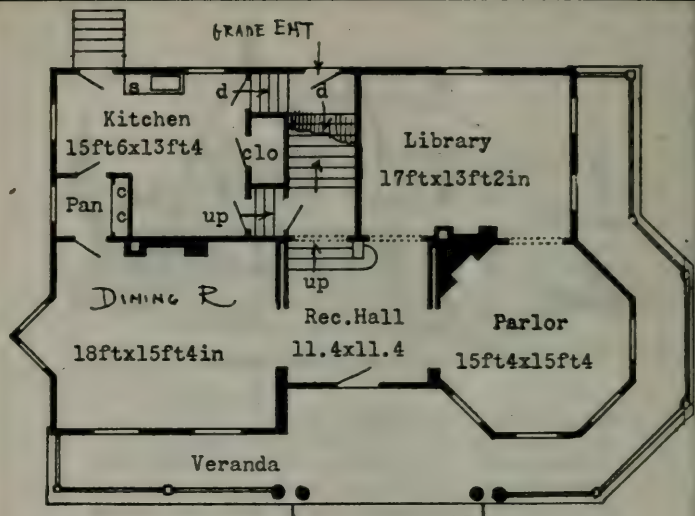


MASSILION RESIDENCE.—Design 1049-O; in frame, \$2,200 to \$2,500; plans, \$20; width, 47 ft. 4 in. by 26 ft. 6 in.; width over all, 47 ft. 4 in.; story heights, 9 ft. in the clear. Special features: Wide imposing frontage. We have plans with projecting Colonial porch, with 4 ft. open porch around to side porch, called (Hill plan). See page 65.



607—

ARTISTIC HOMES

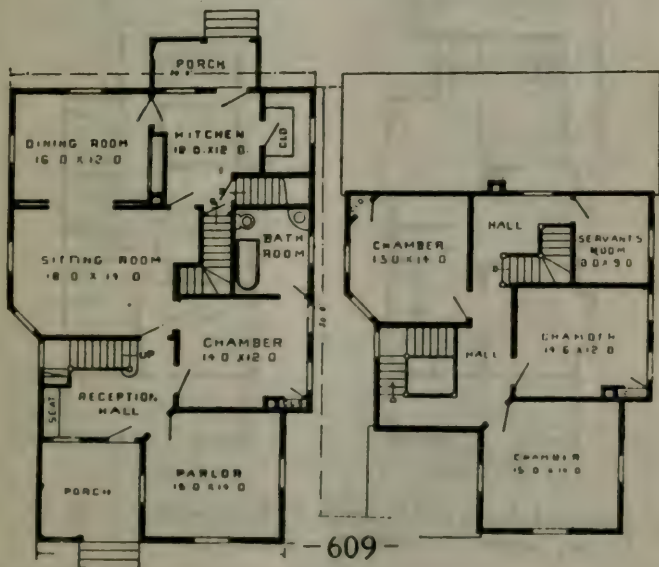


Massillion Residence No. 2 design 5608, story heights 9-ft 6 and 9. See similar design opposite page, 607 but higher cornice, different porch and colonial columns at covered portion of porch. Plans \$20. - 608 -

ARTISTIC HOMES

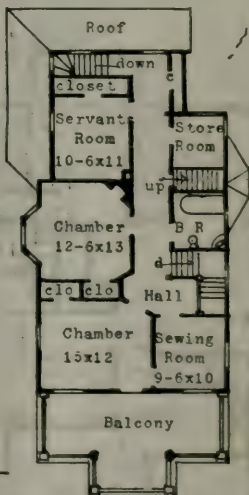
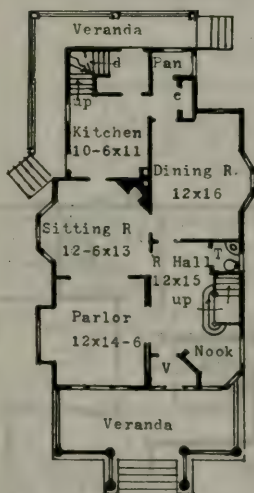


EBENEZER COTTAGE.—Design 2251M; cost in frame \$1,692 to \$1,840; plans \$10. See page 65.



HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

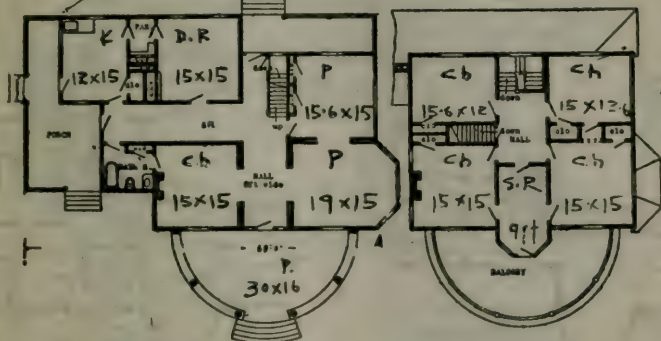


-610-

Loxwood design 5610, width 25-ft 6, width over all 31 ft, story heights 9 and 8-ft 6. Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS.

ARTISTIC HOMES



PETERSON RESIDENCE.—Design 1836M; cost in frame \$2,094 to \$2,340; plans \$15. See page 65.

THE HARMONIZER.

TO know something of everything and everything of something connected with the construction of a building is the business of the architect. The man who pays for the work seldom knows anything about any part of it. What he wants is a harmonized combination. If he is wise he pays a man who is capable of securing this. When a client accepts a design of mine with orders to superintend the work from start to finish he may be assured that from foundation to roof everything will be well done. The stone-mason, the brick-layer, the tiler, the carpenter, the glazier, the plumber and the decorator will have fulfilled to the letter the contracts under which they work. I am the harmonizer. I see the whole where others see but the parts. What to my clients is a possibility is to me a certainty.—Herbert C. Chivers.

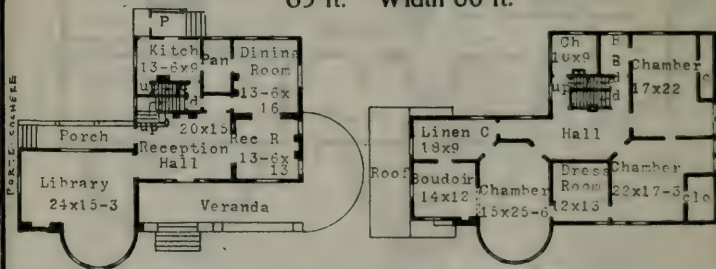
-611-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Coconut design 5612, width over all,
85 ft. Width 60 ft:



NOTES

Photographic Studio

St. Louis, Mo. 8/25/1911

H. C. Chivers,
St. Louis
Dear Sir:-

We like our new brick residence very much. It is considered the most artistic house in this part of the country.

The art glass window which you personally designed for us, is indeed a work of art.

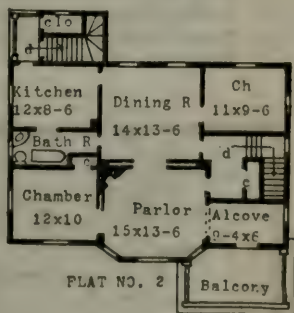
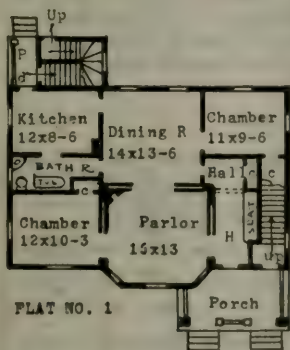
Yours truly,

John A. Stout

-612-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Noyon design 5613, width 39 ft, story heights 9 ft 6 and 9. A good roomy, square, compact residence appearing flat, with first floor chamber and bath. Plans \$25.

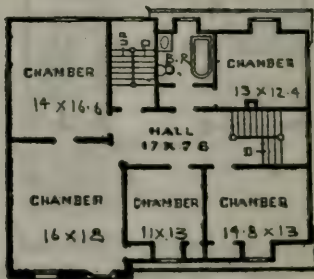
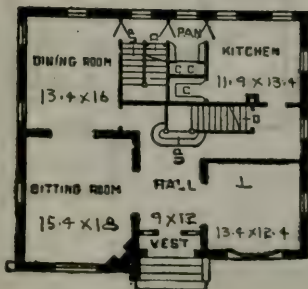
- 613 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



OZONE RESIDENCE.—Design 1054M; in frame, \$2,340 to \$2,450, (with stone first story, \$950 extra); plans, \$20; width, 40 ft. 8 in. by 36 ft.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Attractive stone (Dutch) gable and chimney effect. Modifications: A front porch could be erected across entrance and front of library, with the main roof extending down over same to good effect. See page 65.



ARTISTIC HOMES

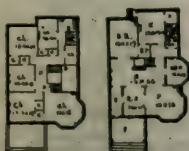


CITY HOUSE.—See description on page 688

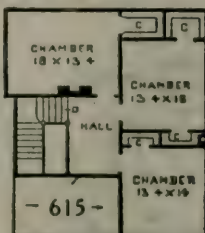
Plans \$40.



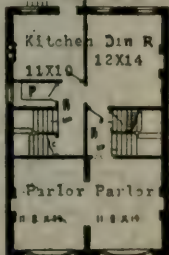
PARKVILLE RESIDENCE.—



BURROWS RESIDENCE.—Design 1043-O; in frame, \$1,498 to \$1,580; plans, \$14; width over all, 33 ft.; story heights, 9 ft. 6 in. (walls cut down at eaves to 5 ft. 6 in.). Special features: Bath-room. Modifications: Porch can be deeper and gables more ornamental.



CITY HOUSE.—



- 615 -

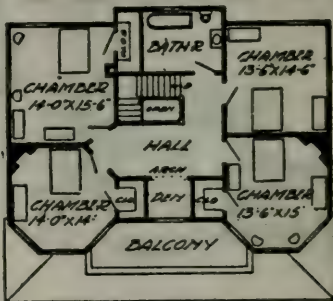
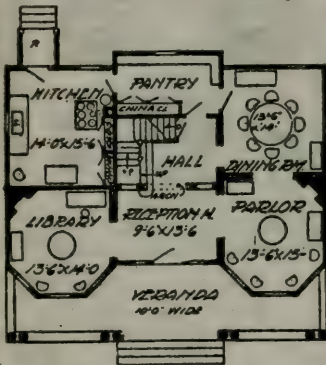
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



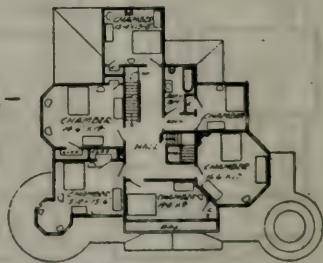
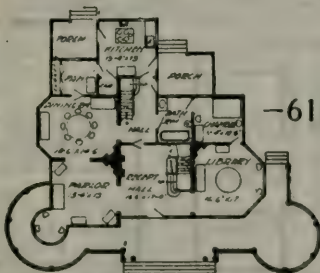
UNIONDALE RESIDENCE.

Design 100,008M; \$3332 to \$3565; size. 43.6 x 31; special features; wide, imposing frontage: bay window in front, wide central hall. 13.6 Plans, \$40. See page 65.



MANHATTAN RESIDENCE.

Design 100,017M; \$3982 to \$4280; size. 46 x 47.6; special features; wide front, large reception hall. attractive design. A good Southern house. Plans, \$60. See page 65

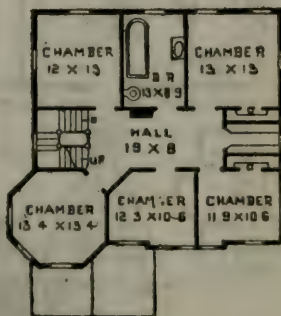
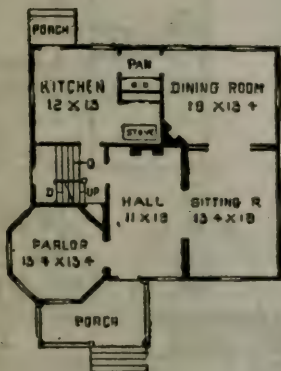


-616-

ARTISTIC HOMES



DRYDEN RESIDENCE.—Design 1036M; in frame, \$2,194 to \$2,340; plans, \$20; width, 40 ft. by 33 ft. 4 in.; width over all, 43 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Side entrance, with direct way to cellar, stairs serve as front and rear stairs, a good feature in cold climates, giving a warm reception hall. See page 65.



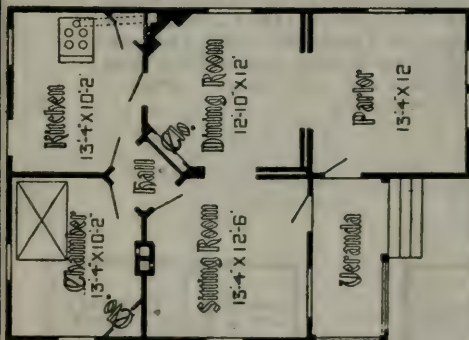
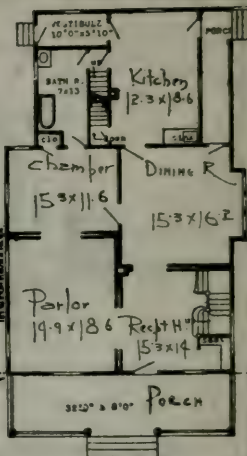
-617-

ARTISTIC HOMES

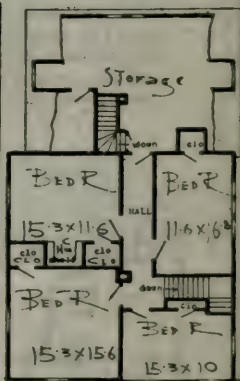
Plans \$20



FRUITPORT RESIDENCE.—Design 2253M; cost in frame \$1,792 to \$1,890; plans \$15.



CEDAR BLUFF COTTAGE.—Design 100194M; in frame,



-618-



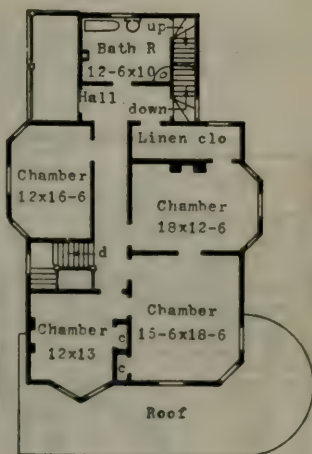
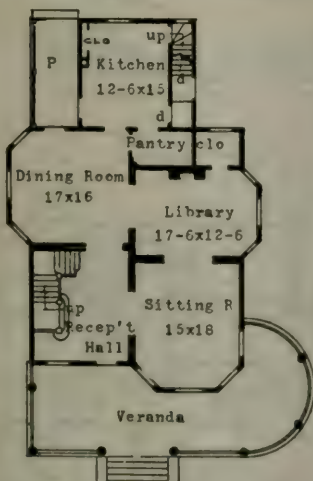
Plans \$20.

LUELLA RESIDENCE.

—Design 852M; in

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ARTISTIC HOMES



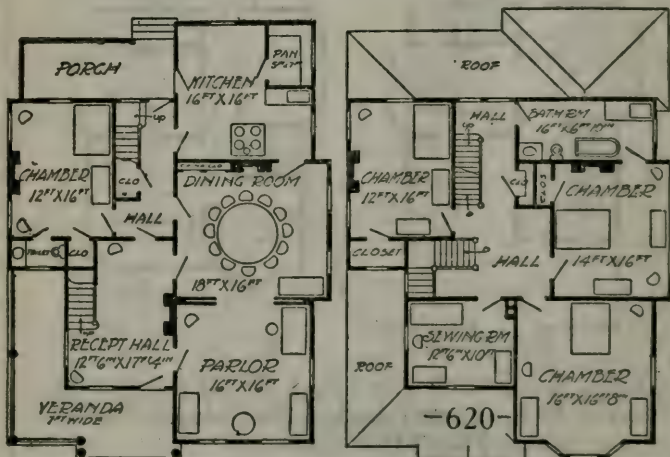
Torota design 5619, story heights 10 and 9 ft 6, width over all 45 ft. Large veranda. Well-balanced exterior. Large rooms. Plans \$15. -619-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

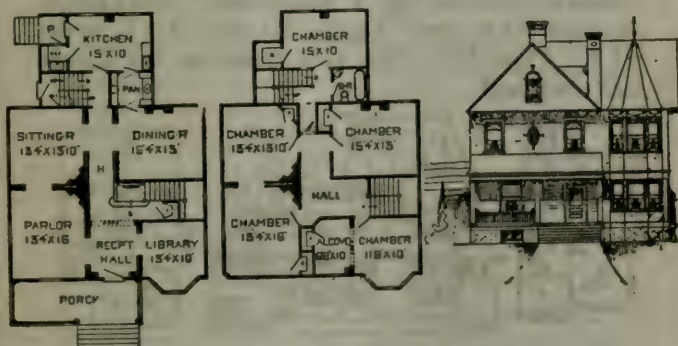
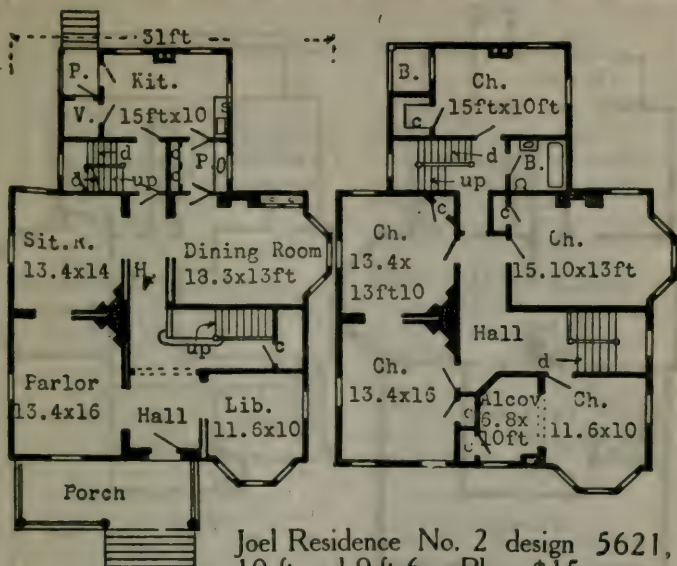


CHILTON RESIDENCE.—Design 100,059M; size, 37x50; cost in frame, \$2,775 to \$3,000; story heights, 1st 11 ft., 2d 10 ft.; special features: Bed-room on first floor. See page 65.



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ARTISTIC HOMES

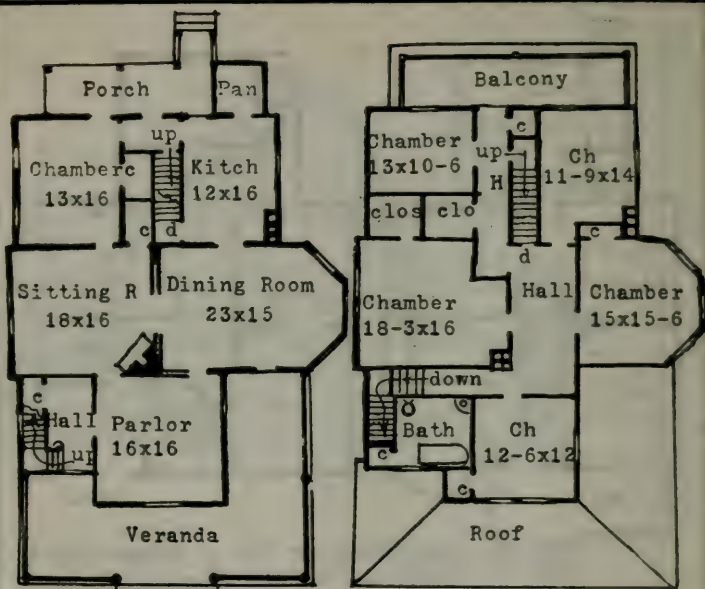


JOEL RESIDENCE.—Design 1005-O; in frame, \$2,790 to \$3,000; plans, \$25; width over all, 36 ft. 8 in.; story heights, 10 ft. and 9 ft. 6 in. Berietor design, same as above, with 3x6 octagon bay to dining-room.

-621-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Latimer Residence No. 2 design 5622, see exterior on page 953, story heights 10 and 9-ft 6, width 43 ft. Plans \$20. See Tula Residence No. 2 page 625 and 624.



PITTSFIELD RESIDENCE.—Design 1528-O; in frame, \$1,198 to \$1,389; plans, \$10; width, 28 ft. 10 in; by 34 ft.; story heights, 9 ft. 6 in. and 9 ft.; special features: Inexpensive tower, compact plan; plain, simple design. Modifications: House would look well with tower eliminated. See page 65.

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FORETHOUGHT IN BUILDING

BUILD on the past experience and new ideas of an architect of national reputation. You are not building for the present alone but for the future. Secure the best designs and plan you can for your money.

More money has been wasted in mistakes and blunders in building than was ever paid to architects.

You probably have well-defined ideas of the sort of house you want. There are features you now intend to insist upon and which you have heretofore missed in the houses you have occupied. Have your own way; but do not, in your haste, build a home in which you will repent at leisure that it is not different. This need not occur if you let me work your ideas into a practical plan and produce a design which will meet your approval and your purse.

Many who are about to build, being inexperienced, do not realize the importance of securing from a thoroughly qualified architect regularly drawn plans. They content themselves with crude outlines prepared by one to whom architecture is not a fine art, but merely a trade.

The results are coarse, commonplace and unsatisfactory. The money paid to him would command the services of an architectural expert possessed of a thorough knowledge of what has been done and with originality enough to produce something new.

It is a mistake to suppose that practical and artistic plans drawn by a competent architect are necessarily more expensive than are foolish plans, amateurish plans, incor-

rect plans, inartistic plans drawn by some incompetent architect. The one would be certain in architectural effect, the other commonplace, experimental and dubious.

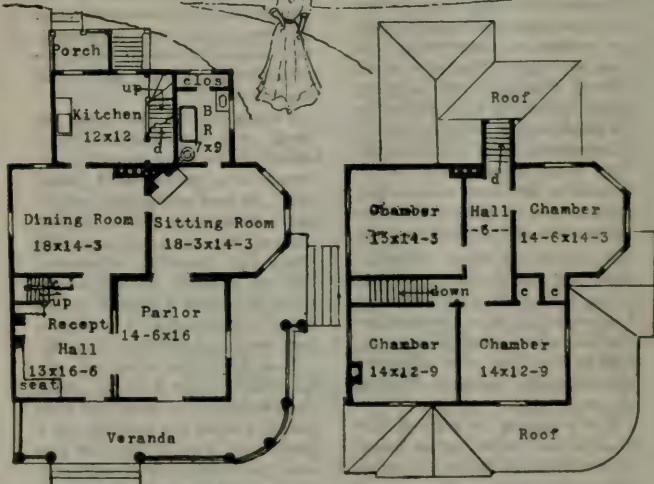
The essence of good design is as much in the details of construction, as the actual plans, and this is where the inexperienced are disappointed. The plain floor plans, exterior views and specifications do not constitute complete plans. They are simply preliminary to the important detailed information which I give as the work progresses. By all means employ an architect who works for art's sake and who is under obligation to no local interests except your interests.

The special instructions in the specifications is a feature the value of which is too often overlooked. Only an expert architect is capable of preparing these and the detailed drawings.

I cannot give to your plans the study and considerations they should have without reasonable assurance of payment when I please you. To send well-studied designs and exterior views without this assurance is a speculative chance which I am unwilling to assume. My time is given to clients who place their orders subject to the above understanding. I then prepare sketches until they are satisfied.

You place your order with me and I will prepare drawings which shall enable you to determine what kind of a house you can build for a given sum. I am an expert at this work and my services will cost you no more than those of a novice or a blunderer.

ARTISTIC HOMES



Gaeta design 5624, width over steps and all 45 ft, story heights 9 ft and 8 ft. See Tula residence 625. Plans \$15.

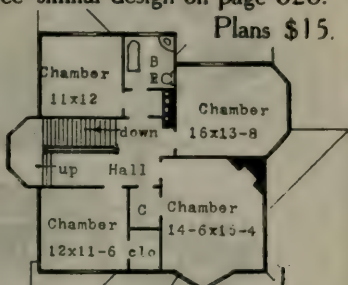
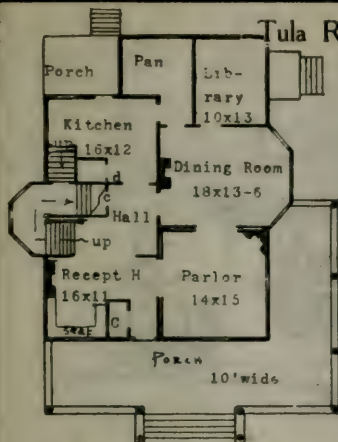
-624-

ARTISTIC HOMES

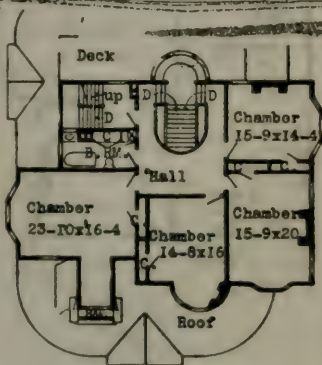
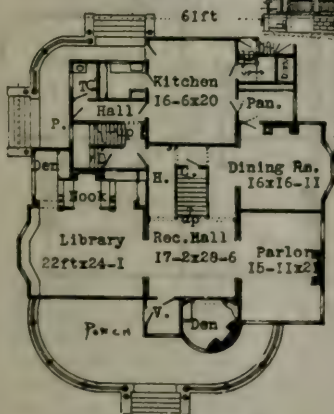
Tula Residence No. 2, design 5625-A.

See similar design on page 626.

Plans \$15.



Story heights 10 and 9 ft.

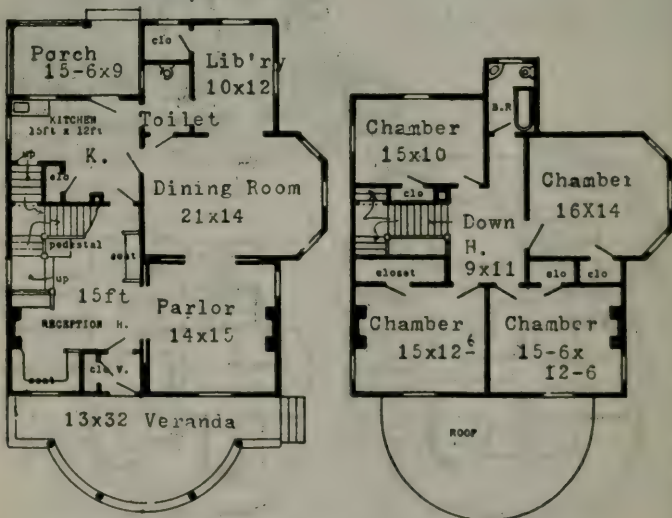
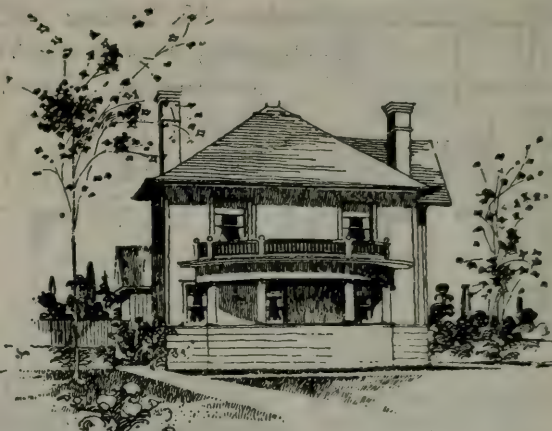


Wauson No. 2 design 5625, story heights 10 ft and 9 ft 6. Plans \$30.

-625-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

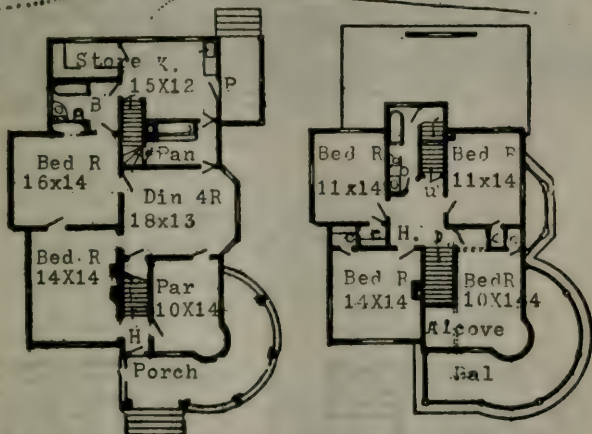


ULA RESIDENCE.—Design 2044-N; cost in frame, \$1,692 to \$1,780; plans, \$10. Special features: Large, circular porch; parlor in front; combination stairs; large rooms; plain, neat design; large toilet-room on first floor convenient to library.

-626-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LORANGER COTTAGE.—Design 1796M; cost in frame, \$2,390 to \$2,489; plans, \$15.

THE PUBLIC VERDICT



YOU build for yourself a sky-scraper, a theatre, a hotel, a bank, a factory, a store or a home the passer-by takes possession of it with his eye and claims it as his to behold. It is to him the city as he sees it. You become known as the owner of the building and it is to your credit or the reverse. I have never erected a building for a client which did not redound to his honor as a beautifier of his city. The public verdict on my work is every time: "This building looks good to us."—Herbert C. Chivers.

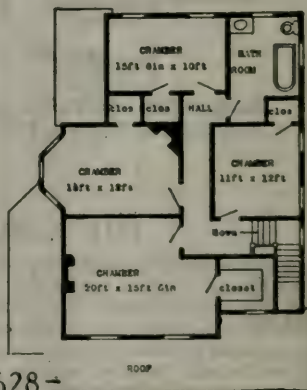
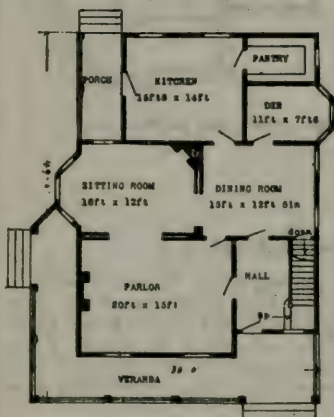
— 627 —

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



CROBRIDGE RESIDENCE.—See opposite page, 318.
Design 1907M; cost in frame \$1,892 to \$1,920; plans \$15.



—628—

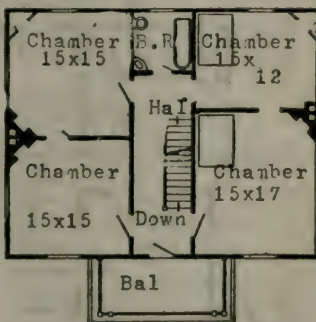
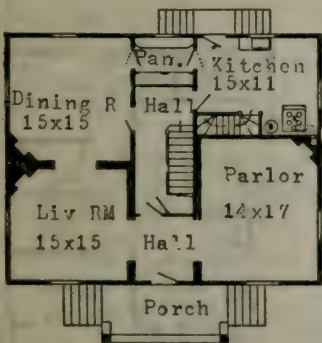
Be as specific when you build as you would in a written contract, for a "building muddle" is deplorable. The plans, specification and details of construction are necessarily a part of your contract.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



GEORGIA RESIDENCE.—Design 1999-O; in frame, \$2,040 to \$2,380; plans, \$20; width, 37 ft. 6 in. by 29 ft. 8 in.; story heights, 10 ft. and 9 ft. See page 65.



THE "ARCHITECT-BUILDER."

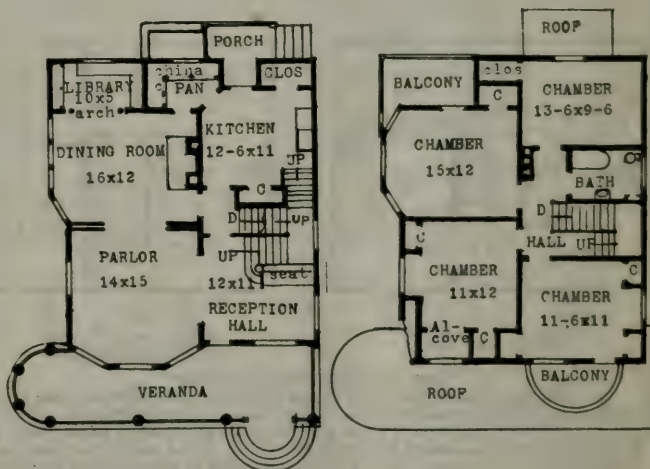
It is right and proper that all builders should be able to draw more or less, but it is absolutely impossible for a man to be an up-to-date builder and at the same time study architectural plans and design as they should be studied. The fact that "a little knowledge is a dangerous thing" could hardly be more clearly exemplified than with he, who with a smattering of architectural knowledge, self-styles himself "Architect and Builder."

He may be able to make a poor copy of some good design heretofore built, but no copy is as good as an original in the first place, and aside from this, while the copyist is copying, the original man is surging on ahead on something new and better. Did you ever realize this?

-629-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Tulare design 5630, width 27 ft 6. Width over all 5 ft 6. Story heights 10 ft 6 and 9. Neat shingle effect. Plans \$10.

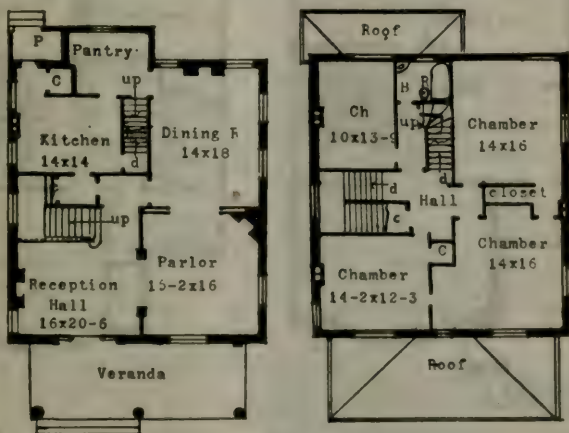
-630-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



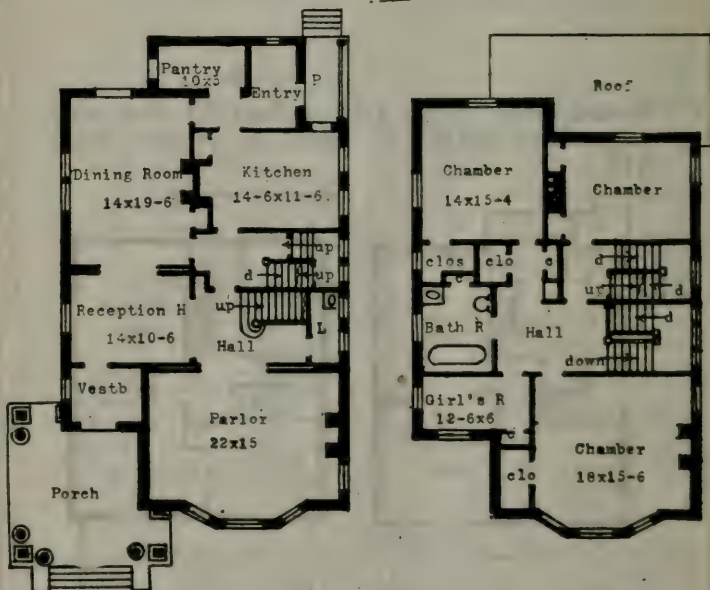
Bremen design 5631, width in brick, 33 ft 6, story heights 9 ft 8 and 8 ft 8. Plain, neat exterior. Plans \$10.



-631-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



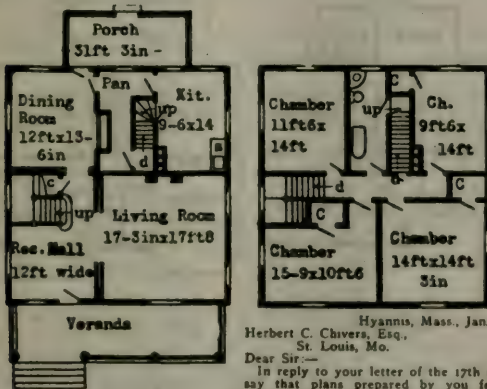
Stettin design 5632 in brick, width 34 ft, story heights 10 and 9 ft. Plans \$15. -632-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Annotta design 5633, story heights 9 ft 6 and 9. Plans \$11



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Hyannis, Mass., Jan. 21, 1905.
Herbert C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:—

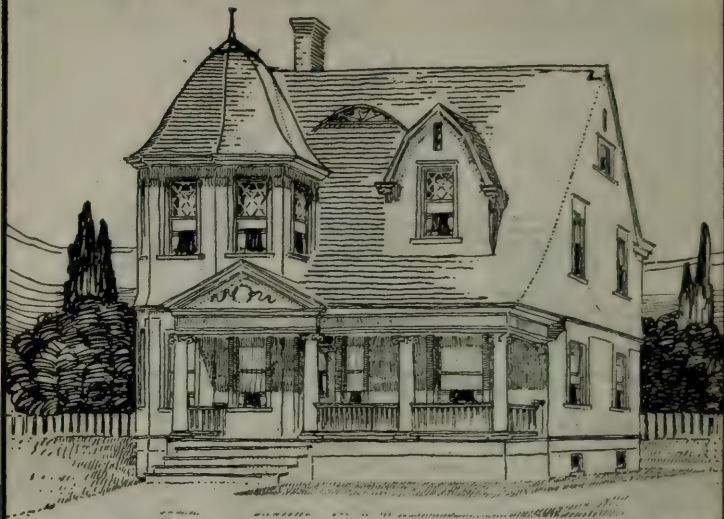
In reply to your letter of the 17th inst., would say that plans prepared by you for Catholic Church were complete and very artistically drawn.

Sincerely yours,

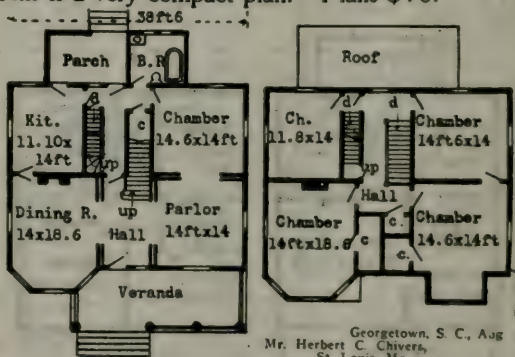
REV. D. E. DORAN,
Pastor, St. Francis Xavier Rectory.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Jacmel design 5634, story heights 10 and 9 ft. We can furnish this with different tower effect if desired. This is a very compact plan. Plans \$10.



Georgetown, S. C., Aug 17, 19
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

The building you planned is all "O. K." I completed same and moved into it the early part of December last and find the plan exceedingly convenient and comfortable. Every one who has been through the house admires it.

Yours very truly,

H. L. SMITH.

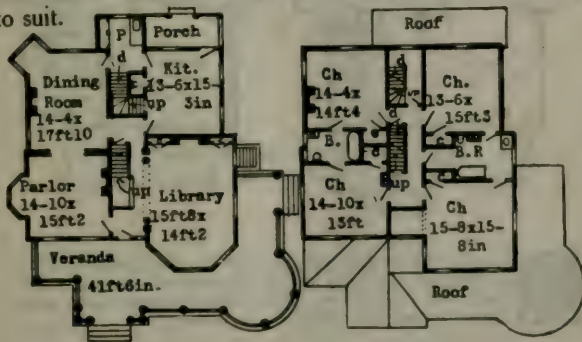
-634-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



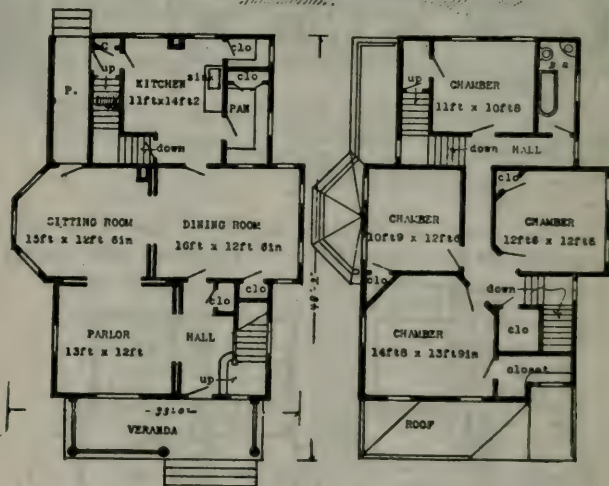
Navidad design 5635, story heights 11 and 9 ft, width over all 50 ft. Plans \$15. For \$28 we will change to suit.



-635-

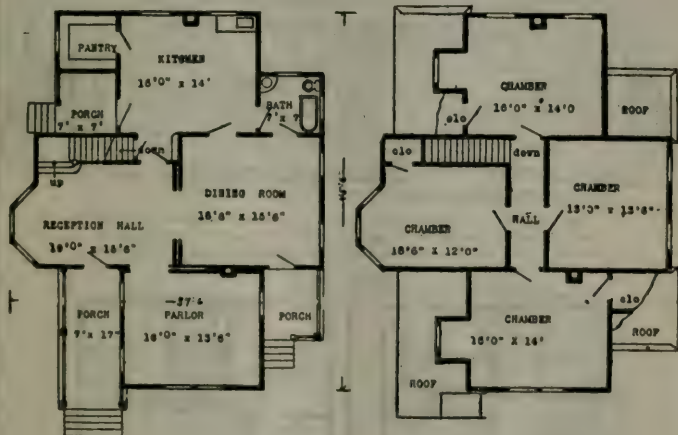
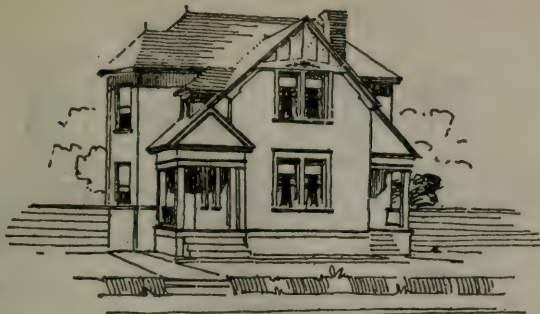
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LPINA RESIDENCE.—Design 1936-N; cost in frame, \$1,892 to \$1,998; plans, \$15; story heights, 10 ft. and 9 ft. Special features: Neat, clean-cut exterior; simple, attractive gable; large dining-room. A practical and inexpensive house.

ARTISTIC HOMES



OAKBEACH RESIDENCE.—Design 2034M; cost in frame \$1,492 to \$1,592; plans \$10. See page 65.

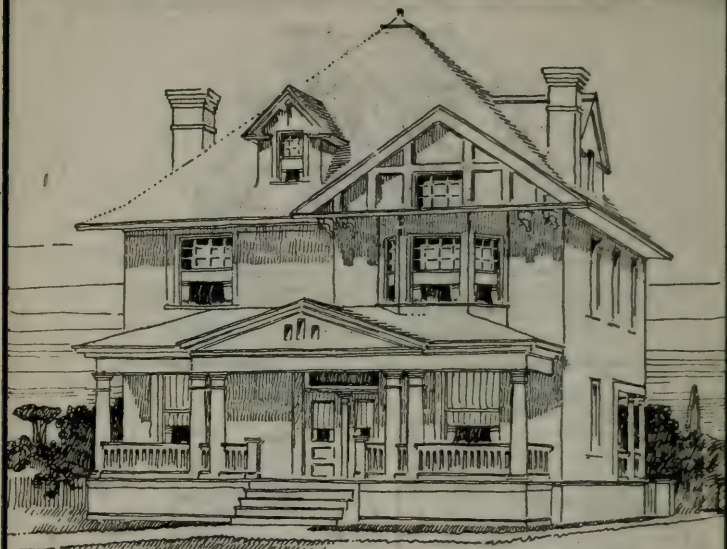
We have found the house very convenient for a small family and the outside appearance has been very generally admired by those that have seen it.
—H. W. Damon, Price, Utah.

—637—

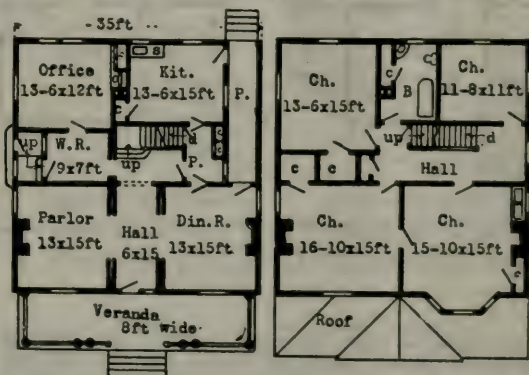
Plans were very complete and it will make a fine building when complete.
—H. C. McWilliams, Boscobel, Wis.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



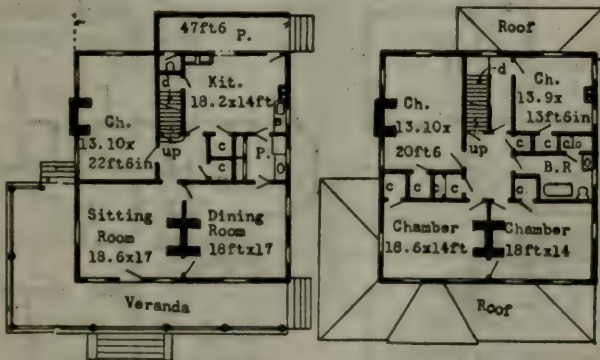
If there are any churches, schools, stores, libraries, theatres, court houses or other public buildings in your city in contemplation do not fail to put me in communication with the parties. Should I secure any work of this kind I will endeavor to reciprocate.



Autlan design 5638, story heights 9-ft 6 and 9. Compact plan, suitable for physician's home, with waiting room at side, Plans \$14. - 638 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Forsythe design 5639, story heights 10 and 9-ft 6, width 57 ft. Plans \$15. -639-

HERBERT C. CHIVERS CO. ARCHITECTS

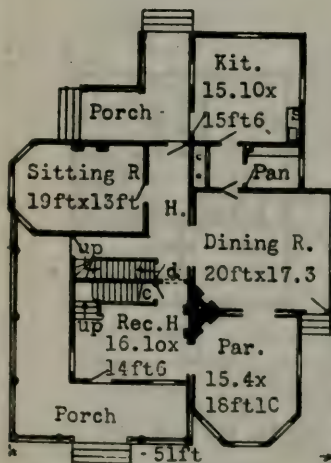
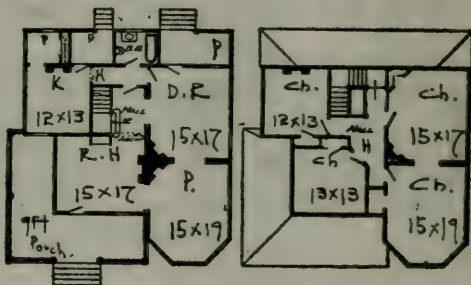
ARTISTIC HOMES



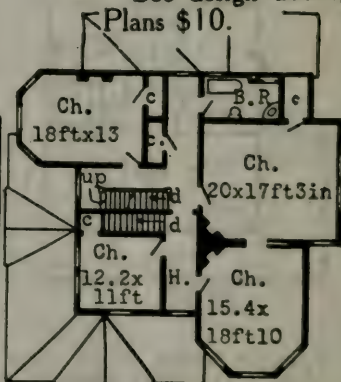
HALLTOWN RESIDENCE. — Design 9112-0; in frame, \$1,798 to \$2,290; plans, \$50; width, 33 ft. 6 in. by 44 ft.; width over all, 37 ft. 6 in.; story heights, 10 ft. 6 in. and 10 ft. in the clear. See page 65.



Sketch

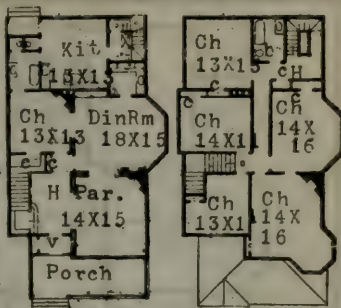


Halltown No. 2 design 5640,
See design above,
Plans \$10.

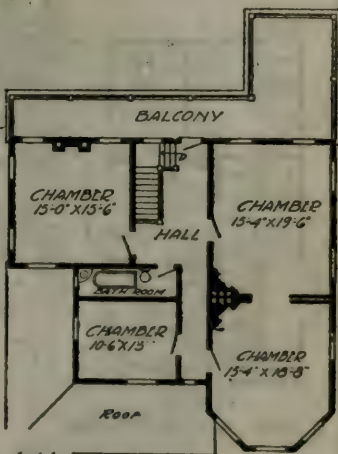
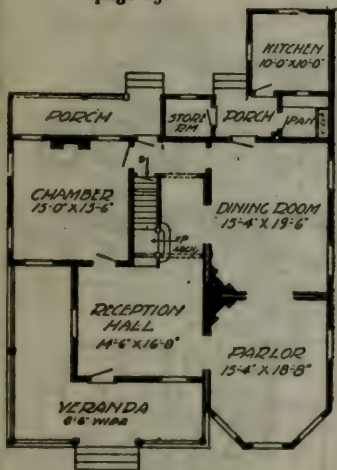


-640-

ARTISTIC HOMES



NECLA RESIDENCE.—Design 8298M; in frame, \$2,390 to \$2,549; plans, \$25; story heights, 10 ft.; with stone arch and tower \$200 extra; plans, \$25; width, 57 ft. 4 in. by 29 ft. Width over all, 67 ft.; story heights, 9 ft. 6 in. and 9 ft. in the clear. Special features: Toilet room on first floor; large, convenient rooms, a striking design for a country estate. See page 65.



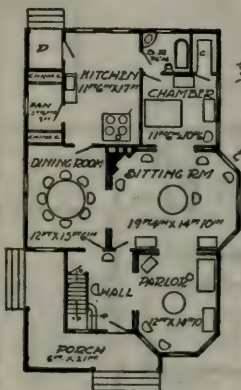
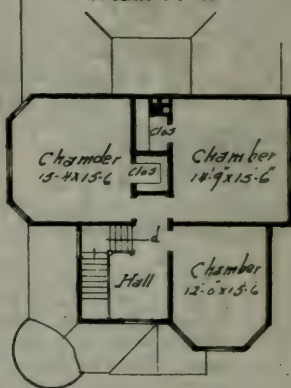
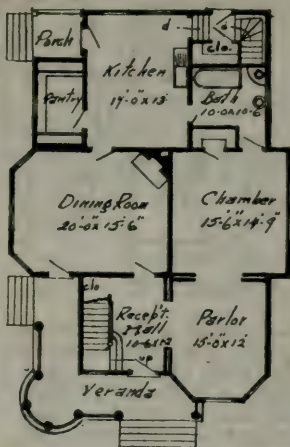
— 641 —

SUNNYSIDE RESIDENCE.—Whelden Design 74-O; (see Halthtown design for exterior.); cost, \$2,090 to \$2,340; size, 42 ft. by 57 ft.; story heights, 10 ft.; plans, \$20; special features: Large reception hall, with main stairs so located as to be available for rear stairs, with portiers at arch. See page 65.

HERBERT C. CHIVERS CO. ARCHITECTS

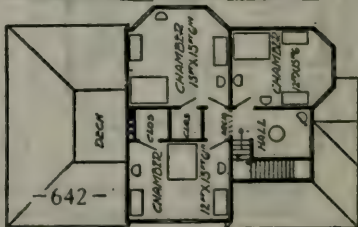
ARTISTIC HOMES

Elberta No. 2 design 5642-A,
Width 37 ft.



bath room on first floor,

Plans \$15



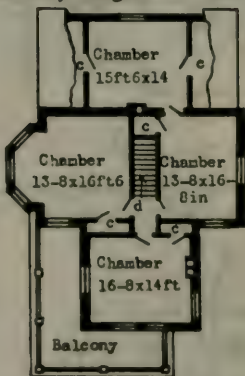
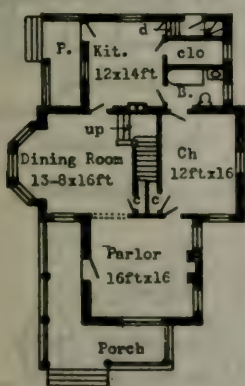
Elberta design 5642, story heights 10 ft and 8-ft 6
Basement 7-ft. Large sitting room and chamber

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Faroe design 5643, in brick, story heights 10 and 9 ft.



Plans \$15.

Belfield, Va., Dec. 9, 19
Mr. H. C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:—

I am altogether pleased with your work, and will say that your specifications and detailed drawings have proven very practical, a thing which cannot be said of every architect.

I realize that every stylish house improves things generally, and I have done considerable talking to that effect, trying to get modern and stylish houses put up.

Yours tr. ly.

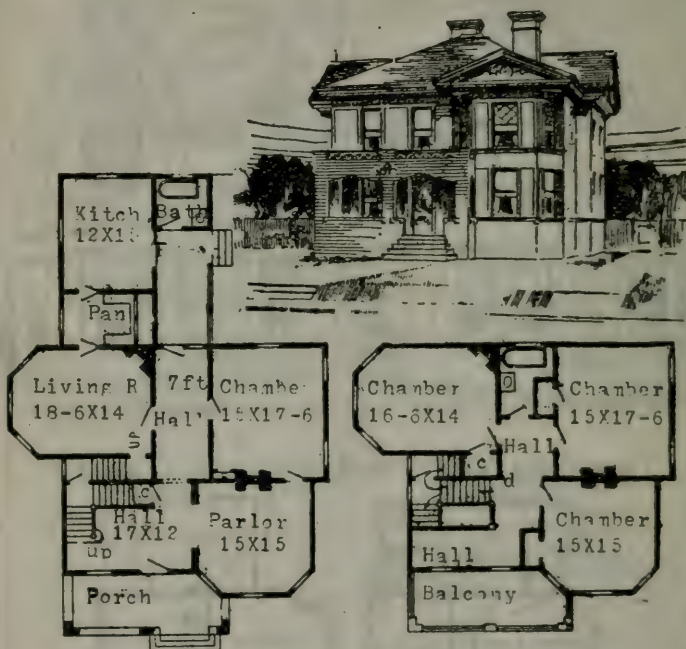
ROBERT SEAY.

Mgr. Enterprise Mfg. Co.

-643-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



BOYALTON RESIDENCE.—Design 1910M; cost in frame \$1,892 to \$1,940; plans \$15. See page 65.

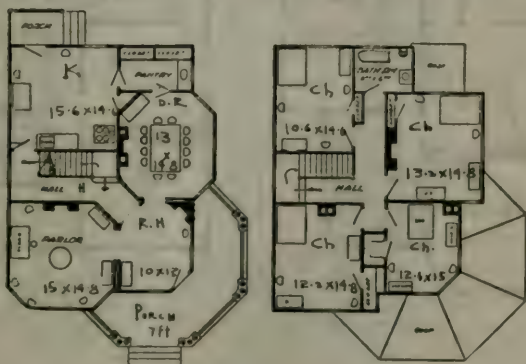


-644-

ARTISTIC HOMES



EWBERRY RESIDENCE.—Design 2332-N; cost in frame, \$1,692 to \$1,898; plans, \$10; full story heights. Special features: A very compact house. This plan can be had in many modifications. Stairs can go up direct from reception hall without rear hall, and plans can be had with less expensive roof.



—645—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Hampton design No. 14, design 5646-B, story heights 10 and 9 ft, width 32-ft 6, over all 35 ft. Plans \$10. (Other Hampton Residences pages 645 and nine following pages.)

- ORDER BLANK.-

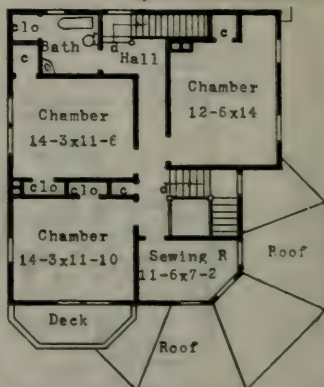
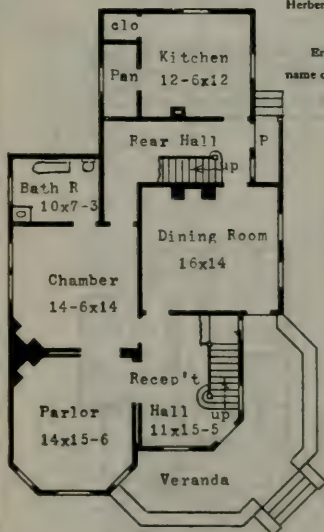
Herbert C. Chivers, Architect,

St. Louis.

Enclosed is \$ for which send stock plans No.
name of house

Name

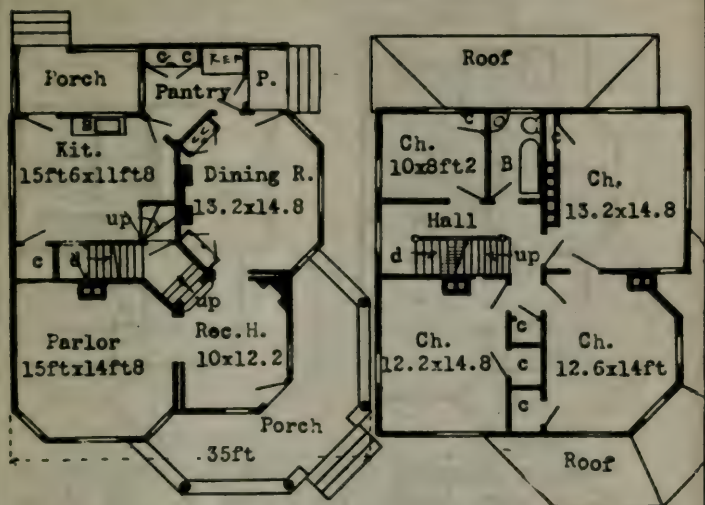
City



-646-

HERBERT C. CHIVERS CO. ARCHITECTS

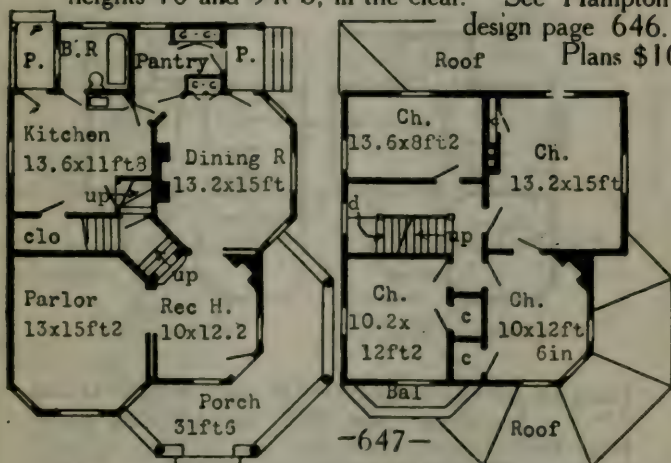
ARTISTIC HOMES



Hampton-Earlsboro No. 13 design 5647-A, story heights 10' and 9-ft 6, in the clear. See Hampton

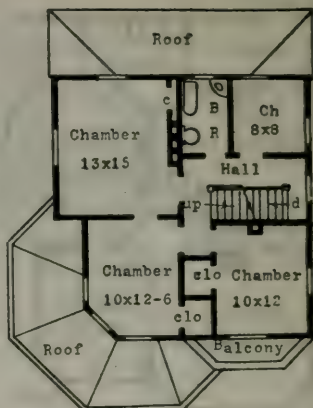
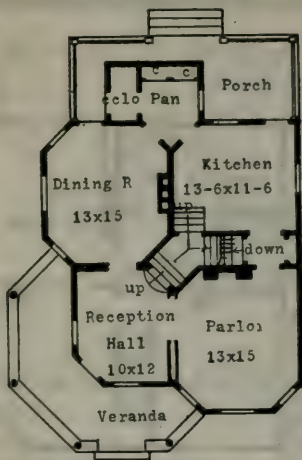
design page 646.

Plans \$10.

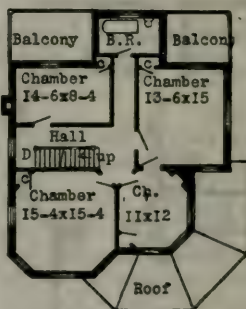
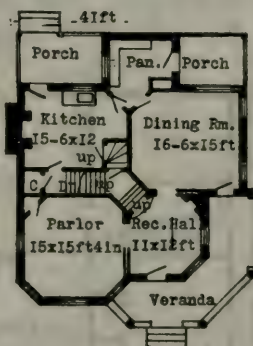


Hampton No. 2 design 5647-B, story heights 9-ft 6 and 9. See Hampton design page 646.

ARTISTIC HOMES



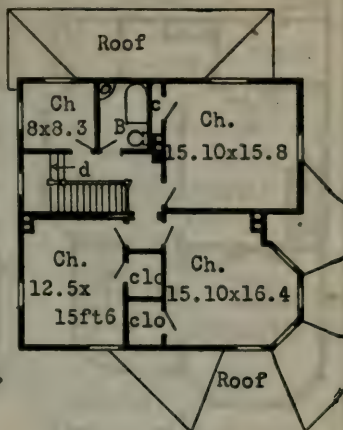
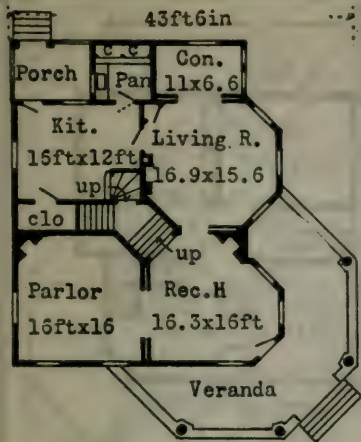
Hampton (reversed) design 5648-A, width over all 31 ft, story heights 9-ft 6 and 9. See design page 646 and following pages. Plans \$10. (Use mirror to get reversed effect, See page 1023.)



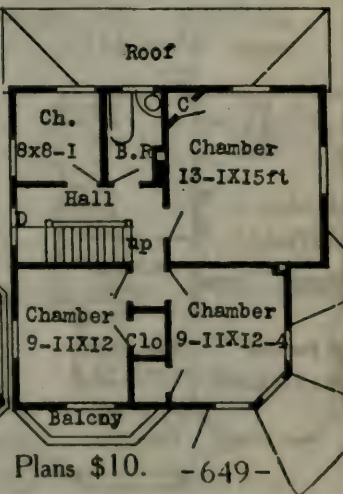
Hampton (Brick) design 5648-B, story heights 10 and 9-ft 6. See design page 646 and following pages. Plans \$10.

-648-

ARTISTIC HOMES



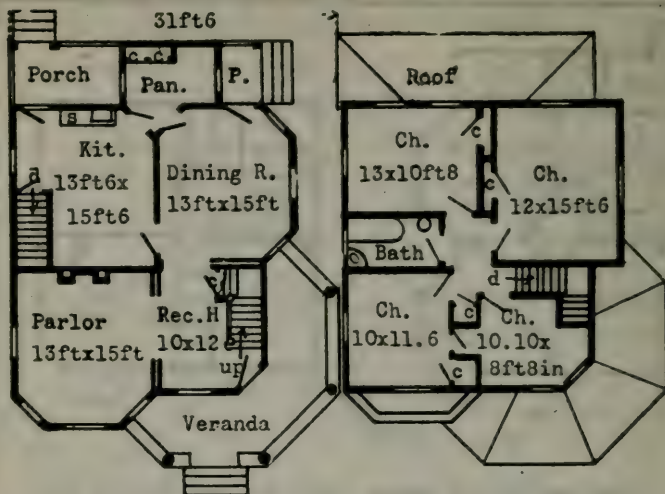
Hampton No. 12 design 5649-A, story heights 11 and 10 ft. Plans \$10.



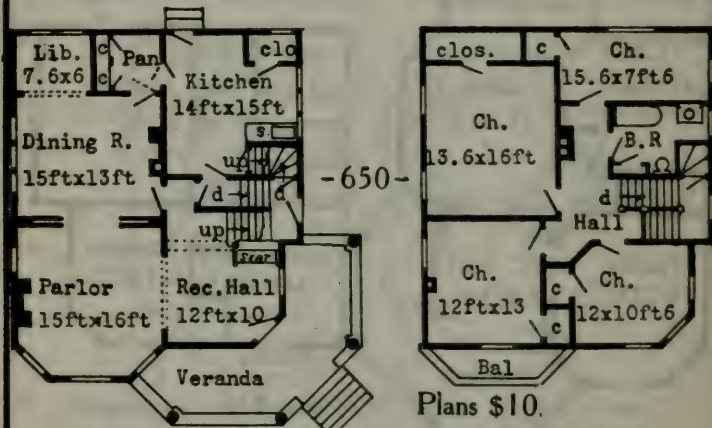
Plans \$10. -649-

Hampton No. 4 design 5649-B, story heights 9-ft 6 and 9. See design page 646 and following pages.

ARTISTIC HOMES



Hampton No. 10 design 5650-A, story heights 9 ft and 9-ft 6. See design page 646 and following pages. Plans \$10.

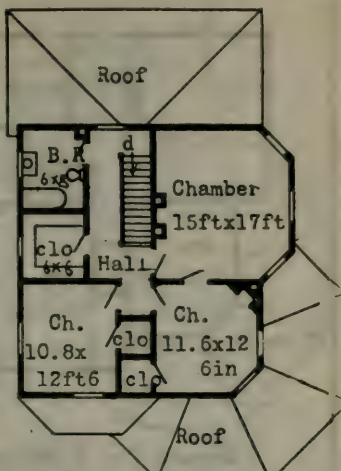
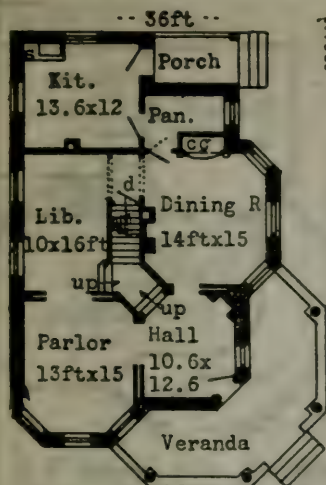


Plans \$10.

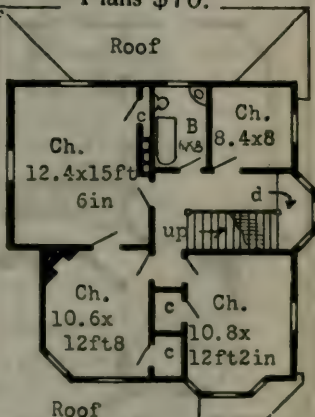
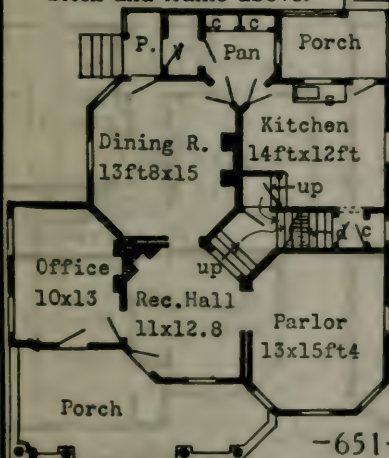
Hampton No.19 design 5650-B, story heights 9 ft and 8 ft. See design page 664 and following

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ARTISTIC HOMES



Hampton No. 9 design 5651-A, story heights 9-ft 6 and 9 ft. First story, stone, cement blocks or brick and frame above. Plans \$10.

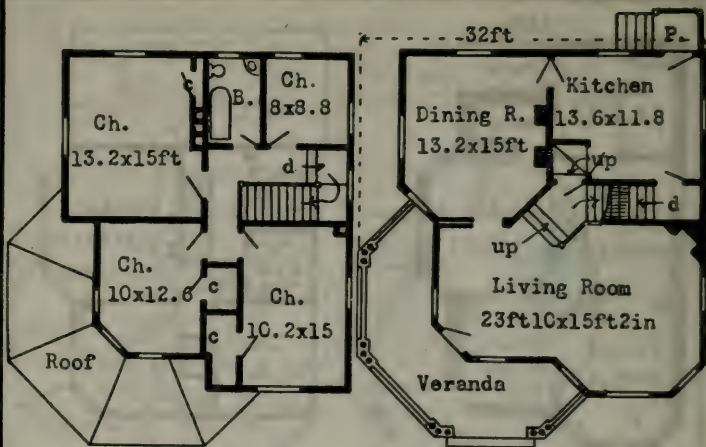


-651-

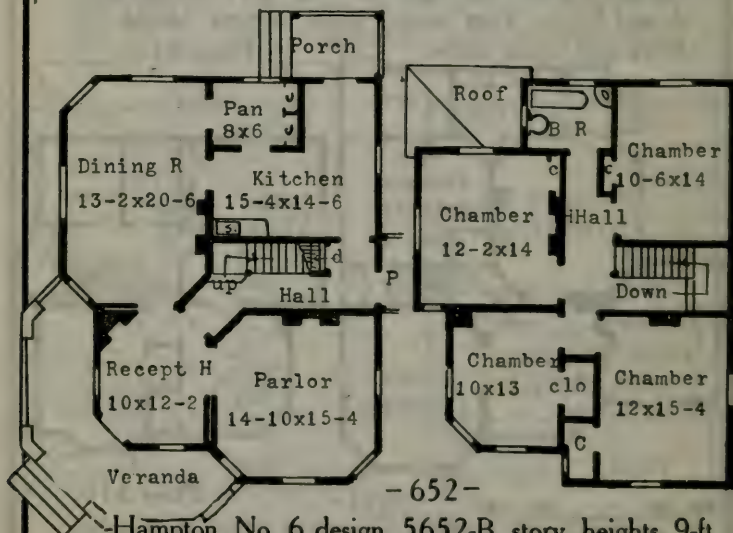
Plans \$10.

Hampton No. 8 design 5651-B, story heights 10 and 9 ft. Suitable for a Physician's office.

ARTISTIC HOMES

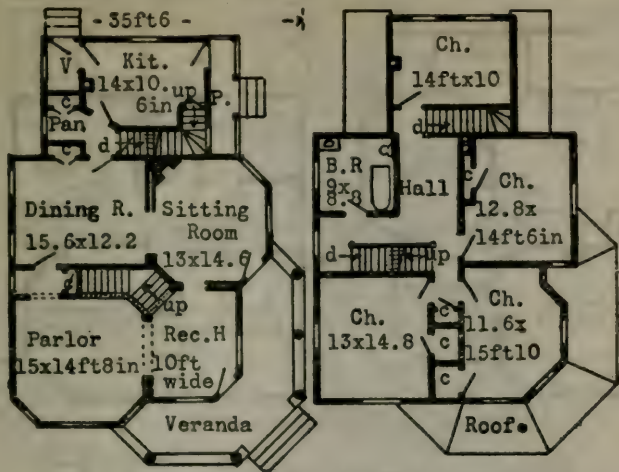


Hampton No. 7 design 5652-A, story heights 9 ft each. See page 646 and following pages. Plans \$10.

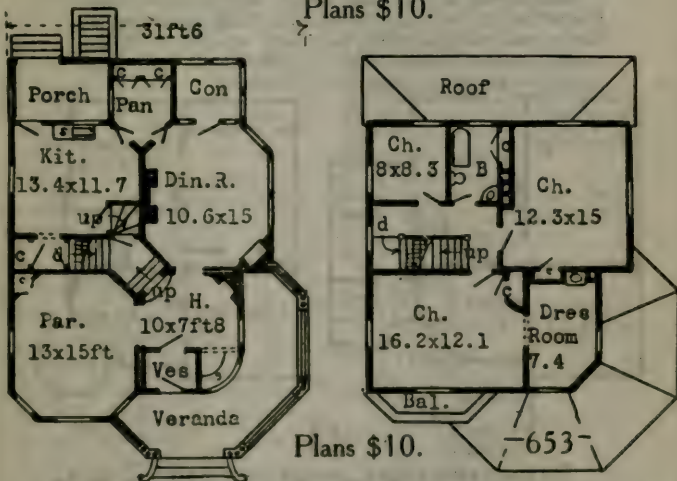


- 652 -
Hampton No. 6 design 5652-B, story heights 9-ft 6 and 9 ft. See Hampton reversed page 646.

ARTISTIC HOMES

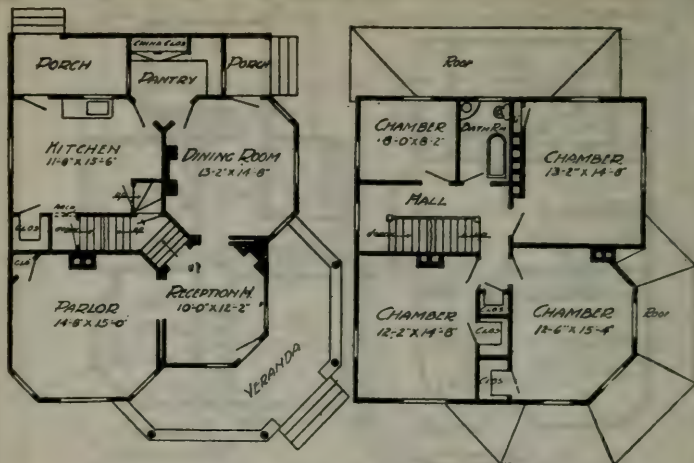


Hampton No. 5 design 5653-A, story heights 10 and 9-ft 6. Large parlor. See design page 646
 Plans \$10.



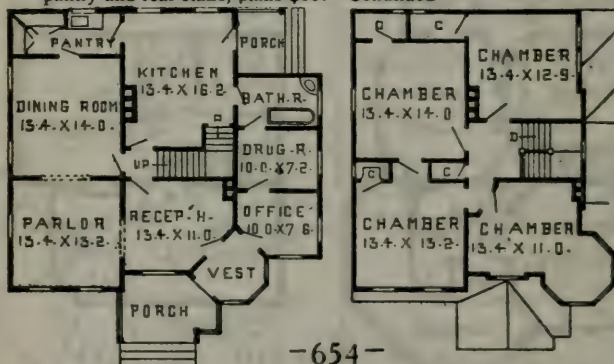
Plans \$10.

Hampton No. 15 design 5653-B, story heights 9-ft 6 and 9. See design page 646 and following



EARLSBORO COTTAGE.—Design 51-U; cost, \$1,600 to \$1,700; story heights, 10 ft. and 9 ft. 6 in. in the clear; plans \$10. See Hampton design on page 218.

Earlsboro No. 2, Dexheimer design, with arch at reception hall in place of door to parlor; with dining-room used as library, connecting by sliding door with 15.6x12 ft. dining-room in place of kitchen; with 14x10 kitchen in rear; with pantry and rear stairs; plans \$10. Continued



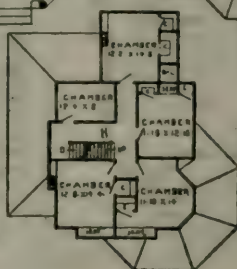
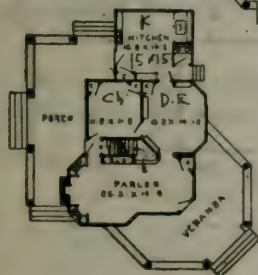
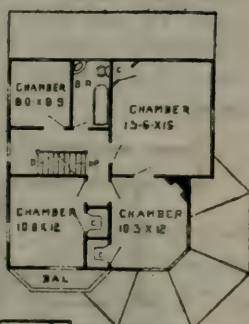
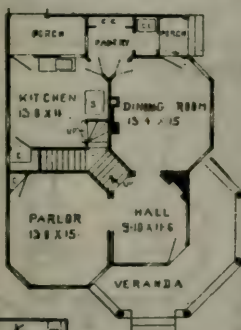
-654-

PHYSICIAN'S HOME.—Design 48-O; cost \$1,800 to \$2,200; plans, \$20; size 38x33 ft. 10 in.; story heights, 9 and 8 ft. 6 in. Same design as Pekin residence. See index for other physician's houses.

ARTISTIC HOMES



Festina design 5655, story heights 9-ft 6 and 9. See design page 646 and following pages. Plans \$10.



Maga design 5655-B, story heights 9 and 9. See page 646. Plans \$15.

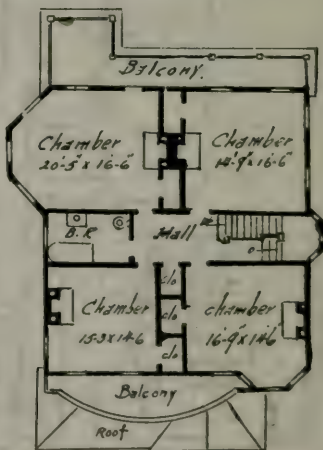
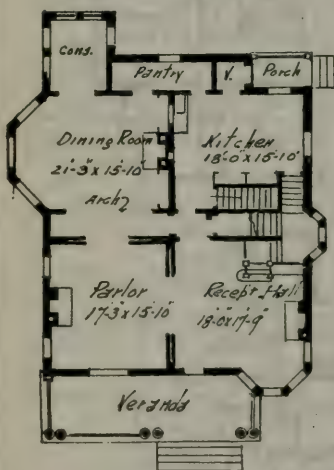
-655-

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ARTISTIC HOMES



Linda Vista design 5656, width over all 44 ft, story heights 10 and 9-ft 6. Large southern-like rooms. Conservatory at rear. First story brick, stone or concrete blocks. Frame above. Plans \$15.



-656-

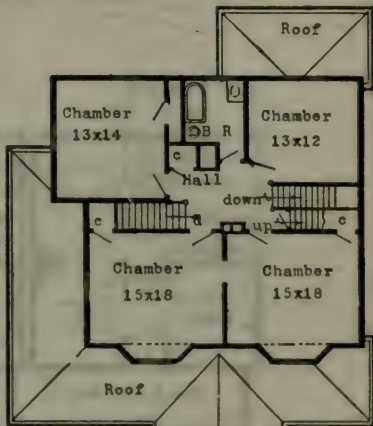
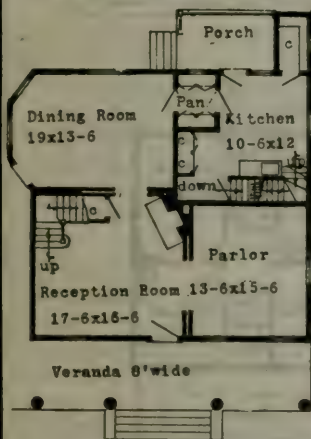
I consider your designs prettier than most others.—Albert G. Parker,

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Lindley design 5657, width over all 40 ft. Clean-cut, plain exterior. Story heights 10 and 9 ft. Two splendid chambers in front. Plans \$10.

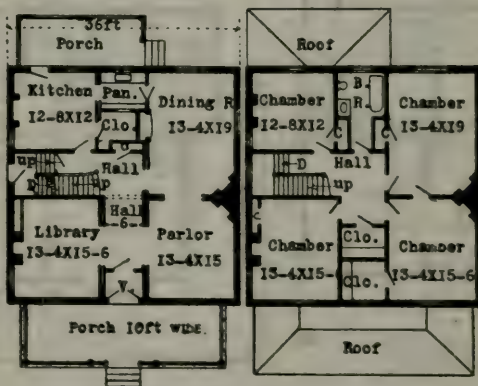


-657-

I had no fault to find with your plan. Everything fitted together well. I send photo today.—A. E. Welsh, Enfield, Wis.

HERBERT C. CHIVERS CO. ARCHITECTS

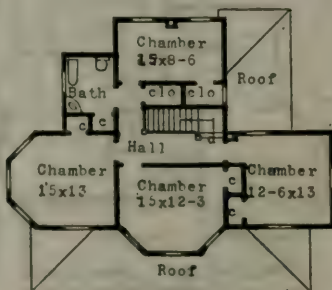
A black and white line drawing of a two-story house. The house features a gambrel roof with a small dormer window in the center. A chimney is visible on the right side of the roof. The second floor has three windows with decorative, diamond-patterned shutters. The first floor has a full-width front porch supported by columns. The porch has a decorative railing and a set of steps leading up to the entrance. The drawing is done in a simple, sketchy style with cross-hatching for shading.



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

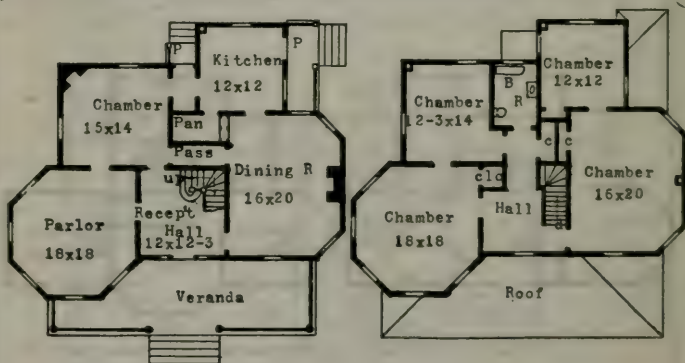


Brewster design 5659, extreme width 47 ft, 10-ft veranda, story heights 9 and 8 ft 6. Wide, imposing frontage, Plans \$15.

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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

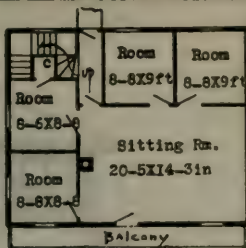


Lenoxdale design 5660, width over all 48-ft, story heights 10 and 9-ft 6. Fine clean cut exterior. Plans \$10.

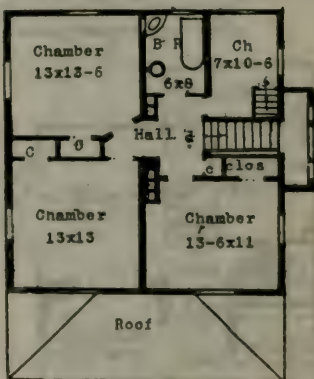
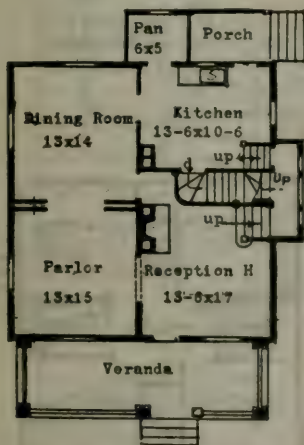
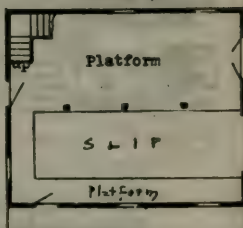
- 660 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Boat House design 5661
Plans \$5.



Lemoyne design 5661, width 28-ft 6, story heights 10 and 8-ft 6. Combination front and rear stairs. Plain practical plan and design. Plans \$12.

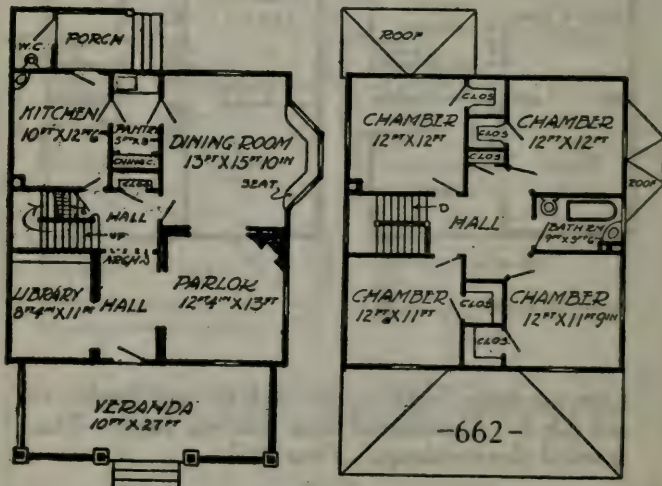
-661-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

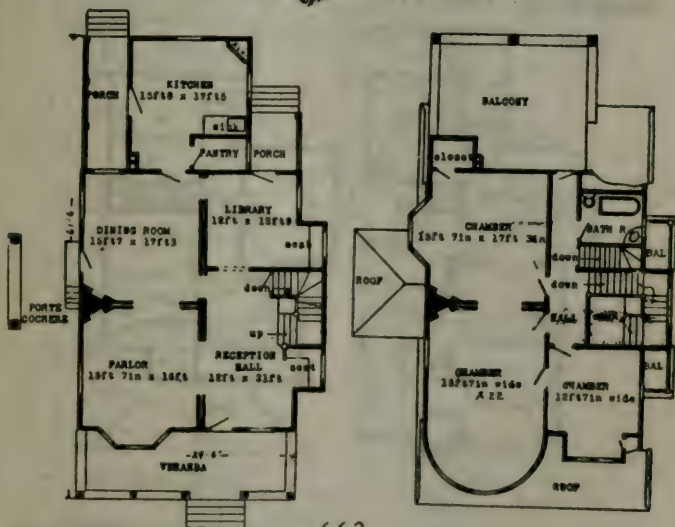


EULA RESIDENCE.—Design 100,042-0; cost \$1392 to \$1498; story heights, 9 ft. 6 in.; size, 30x31; special features, large bay to dining-room. See page 225. Plans, \$10. a very compact house, suitable for a parsonage.



HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

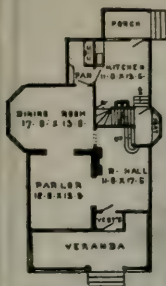


- 663 -

NAPOLEON RESIDENCE.—Design 2000-O; cost \$2,690 to \$2,770; plans \$25. See page 65.

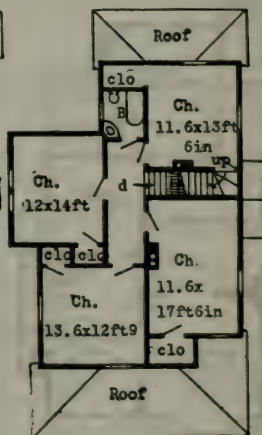
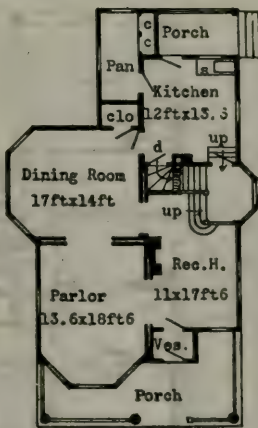
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PIQUA RESIDENCE.—Design 8080M; in frame, \$1898 to \$1996, plans, \$15; story heights, 9 ft. 6 in. Special features: Neat combination stairs with seat and bay; well-ventilated dining-room. See page 65.

Piqua No. 2 design 5664, story heights 9-ft 6. See design above. Plans \$10.



Harrisburg, Ark., May 11, 19
Mr. Herbert C. Chivers
St. Louis, Mo.

Dear Sir:—
The school house has been completed and is satisfactory in every respect.
The cost of the building was just \$59.00 below your estimate.
The members of the school board send you their hearty thanks for furnishing us with such a good building for the money.

Yours respectfully,
L. D. FREEMAN

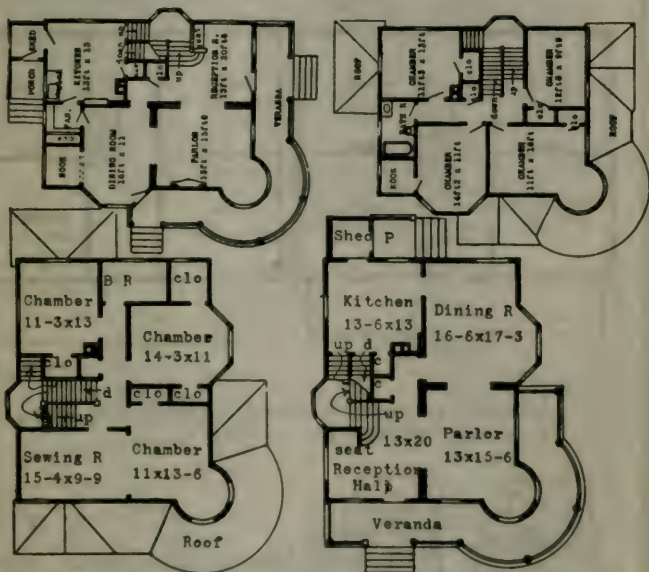
-664-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



DORSEY RESIDENCE.—Design 1846-N; cost in frame, \$2,490 to \$2,562; plans, \$25; story heights, 9 ft. 6 in. and 8 ft. Special features: Large parlor; combination stairs; two good chambers in front; nook or space for conservatory back of dining-room.



Sulphur Springs, Colo., May 19, 1914
Mr Herbert C. Chivers.
St. Louis, Mo.

Dear Sir:—

The plans have arrived and I am very much pleased with them. So is everyone else that has seen them. I am now figuring with contractors and expect to have the house built by August.

Yours very truly,

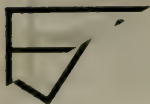
J. N. PETTINGELL,
(County Clerk and Recorder)

Dorsey No. 2 design 5665-B,
Plans \$25.

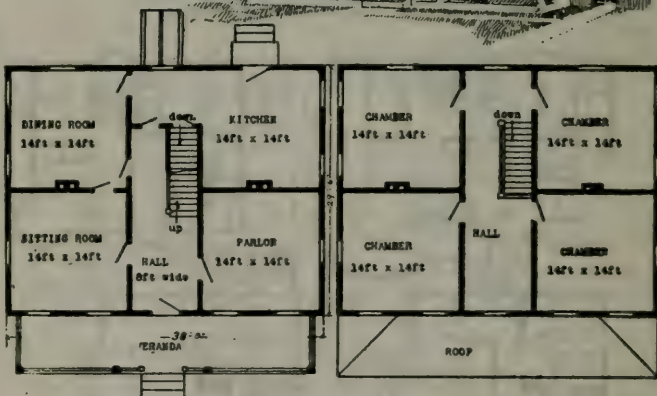
story heights 9-ft 6 and 8.

-665-

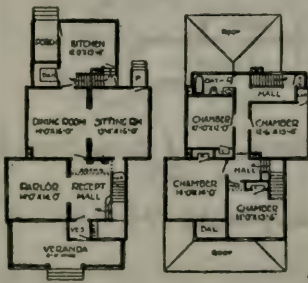
HERBERT C. CHIVERS CO. ARCHITECTS



ISTIC HOMES



LENNON RESIDENCE.—Design 1935M; cost in frame \$1,092 to \$1,280; plans \$10. See page 65.



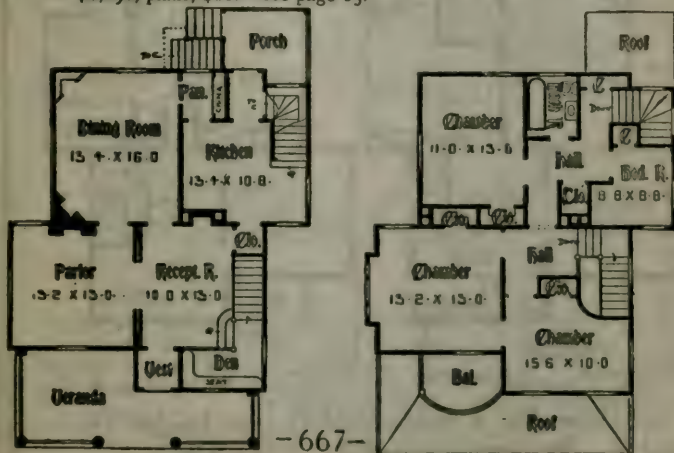
ROWELL RESIDENCE. — Brock design 12-O; cost, \$2,100 to \$2,450; story heights, 9 ft. 6 in. and 9 ft.; plans, \$20. See design on page 502.

-666-

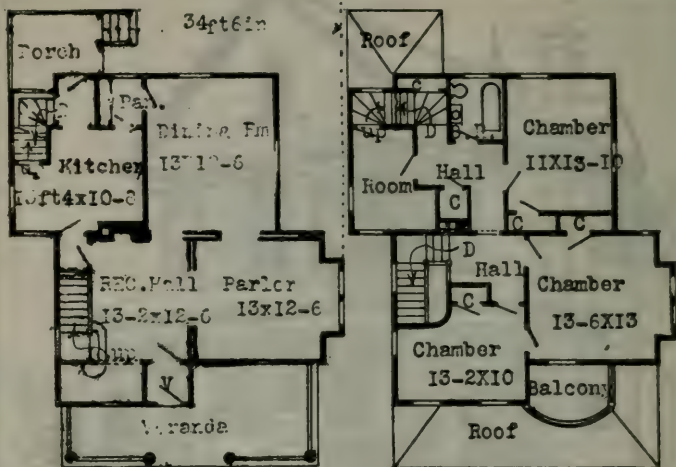
ARTISTIC HOMES



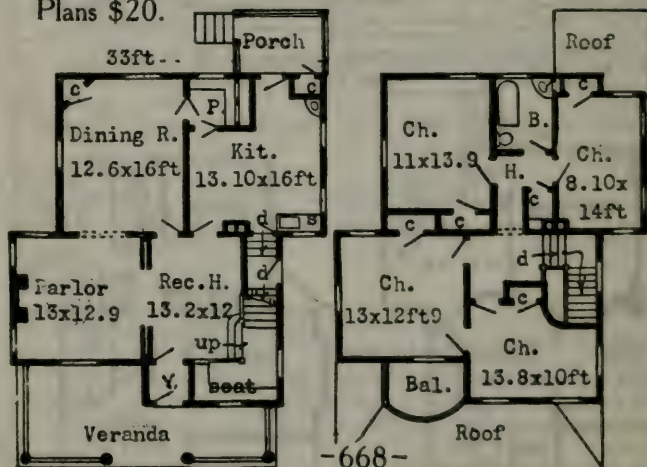
PINE GROVE RESIDENCE.—Design 6011M; \$1,999 to \$2,298; plans, \$20. See page 65.



ARTISTIC HOMES

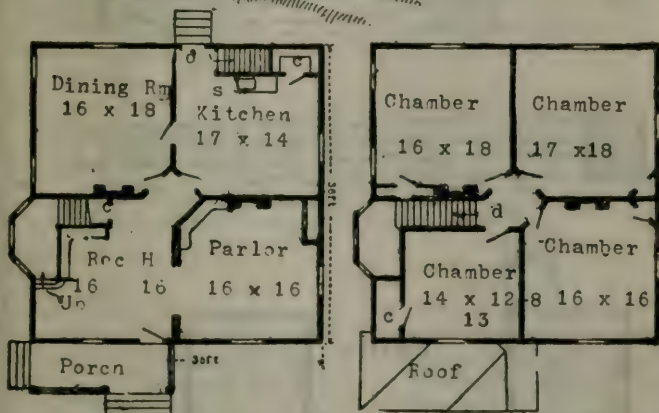


Pine Grove No. 2 design 5668-A, story heights 10 and 9 ft. See reversed design opposite page 667. Plans \$20.



Pine Grove No. 3 design 5668-B, story heights 9 ft and 9. See design page 667. Plans \$20.

ARTISTIC HOMES



JENNVILLE RESIDENCE.—Design 1919.O; cost in frame \$1,192 to \$1,585, plans \$10. We have this without front gable; with neat dormer window in front. See page 65.

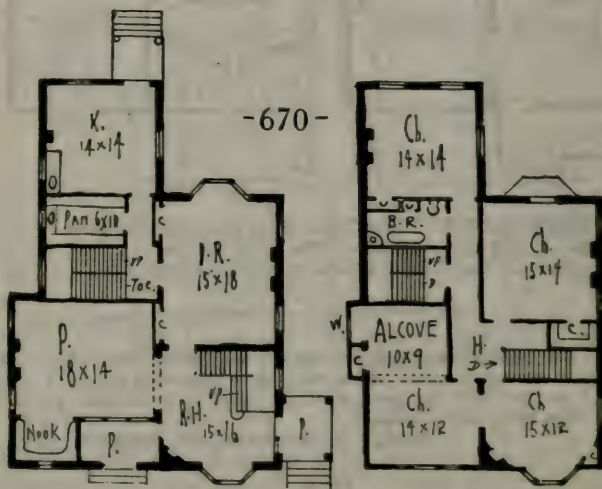
We are now contemplating building again at no distant date and when we do will build a two-story house, and at that time I shall write you, as I think "Chivers" is there with the goods when it comes to artistic and practical homes. Mrs. McC. thinks likewise.

GEORGE T. McCANDLESS, Ponca City, Okla.

ARTISTIC HOMES



AUPIN RESIDENCE.—Design 834-N; in frame and stone, \$2,500; to \$2,899; plans, \$20; width over all, 27 ft; story heights, 10 ft. and 9 ft. 6 in. Special features: Neat, attractive exterior; built of a combination of rough stone and shingles.

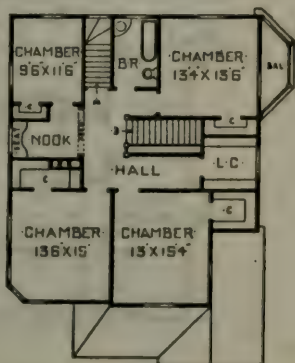
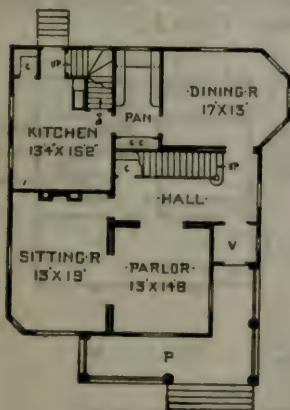


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



AKDALE RESIDENCE.—Design 1944-N; in frame, \$2,198 to \$2,498; plans, \$15; width, 33 ft. 6 in. by 39 ft.; width over all, 38 ft. 4 in.; story height, 10 ft. Special features: Corner bay; central reception hall; large pantry, 6x13 ft. Modifications: Nook space could be used as an additional chamber; linen closet would be large enough for girl's room.

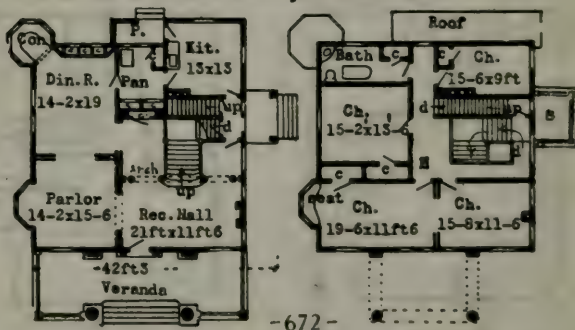


-671-

ARTISTIC HOMES



Rathburn design 5672, story heights 10 and 9-ft. 6. Colonial design. Pretentious reception hall and stairs, side entrance and conservatory. Plans \$25.



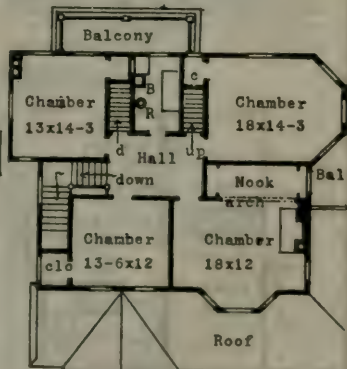
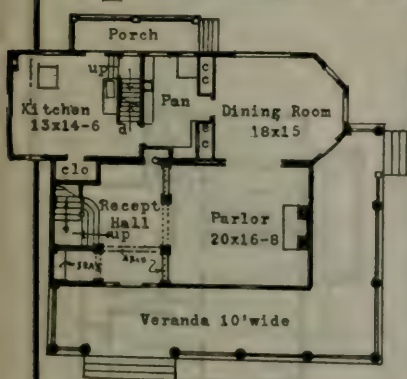
Plans, specifications and details of residence are here. I think they are fine. Am well satisfied.—G. W. Buchanan, Chippewa Lake, Ohio.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Ratna design 5673, width 33-ft., width over steps and all 55-ft., story heights 10 and 9-ft. Plans \$15.



-673-

Paragould, Ark., April 15, 1914.
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

You will see from the enclosed picture that I built the house according to plans as furnished by you. It is just as complete as a small house could be. I am much pleased with the floor plan as well as the exterior, and as the building has a south frontage it will be an ideal summer home.

Yours truly,

A. G. DICKSON, M. D.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Warsaw, Aug. 2, 191

Mr. H. C. Chivers,
St. Louis, Mo.

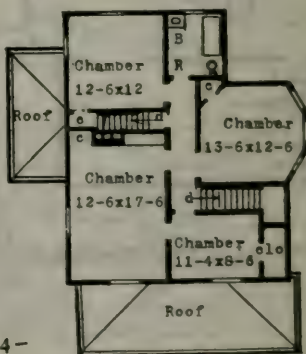
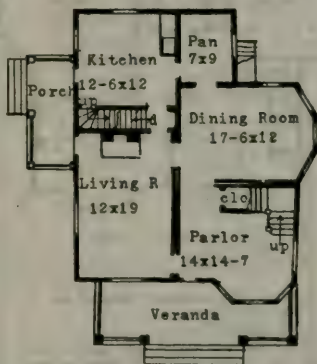
Dear Sir:—

I am sending you by mail photo of my house built after plans bought of you, and trust same will reach you safely. Am well pleased with my house, and it is greatly admired by others.

Yours truly,

(Artist)

F C SALISBURY



-674-

Rangeley design 5674, width 28-ft, width over steps and all 40-ft., story heights 9 and 8-ft. 6. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Kenosha, Wis., March 17, 1906
Mr Herbert C. Chivers,
St. Louis, Mo

Dear Sir:—

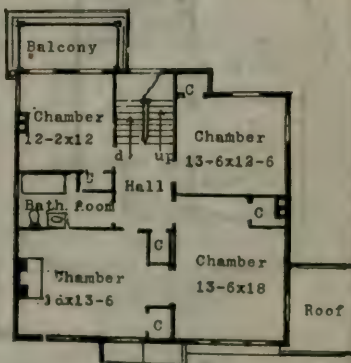
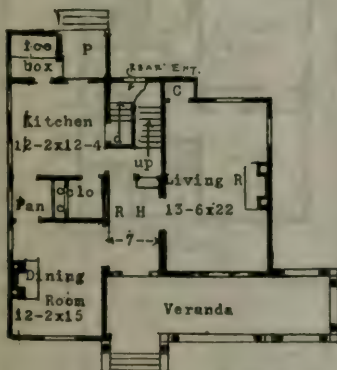
Myself and wife are much pleased with plans and wish to express our thanks to you for getting out such very satisfactory work.

Hoping to hear from you soon, and again thanking you in appreciation of your efficient work, I am,

Yours truly,

T. J. DALE.

(Jeweler)



-675-

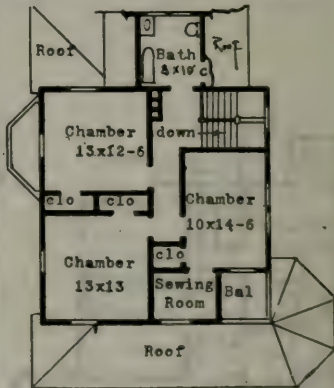
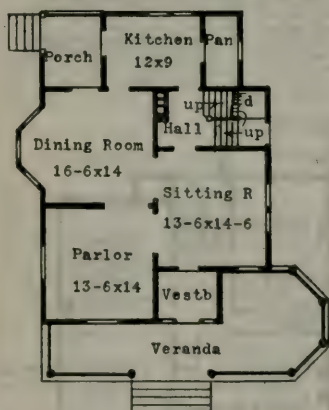
Ramirena design 5675, width 35-ft., width over all 42-ft.,
story heights 10 ft. and 9-ft. 6. Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Quintana design 5676, width 28-ft. 6, width over porch and all 36-ft, story heights 9-ft. and 8-ft. 6. Plans \$10.



ORDER BLANK.

Dear Sir:

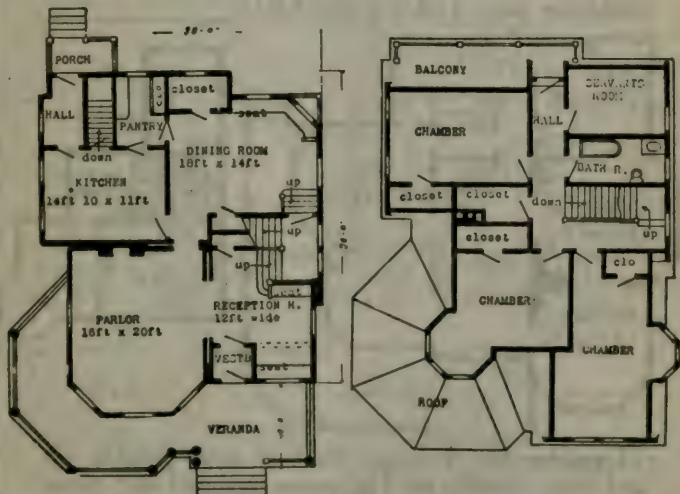
Please make preliminary drawings (for approval) complete working drawings, details and legally worded specifications for which I agree to pay you \$..... upon delivery of the completed work. Respectfully,

Name.....

ARTISTIC HOMES



OMASTON RESIDENCE.—Design 1830-N; cost in frame, \$2,290 to \$2,498; plans, \$20. Special features: Large parlor; combination front and rear stairs; attractive corner window; large pantry; balcony in rear.



—677—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

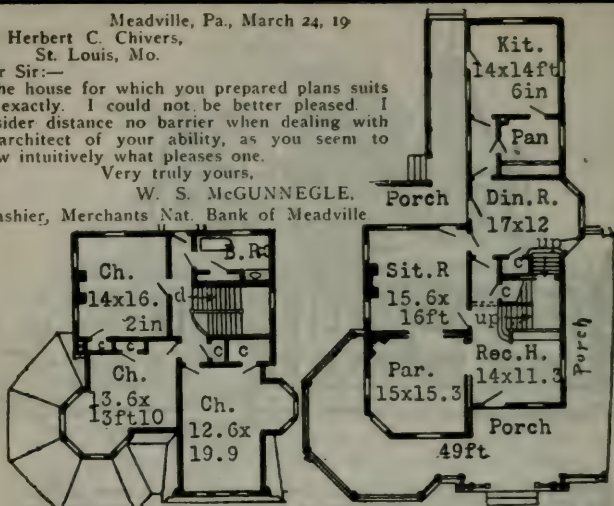
Meadville, Pa., March 24, 19
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

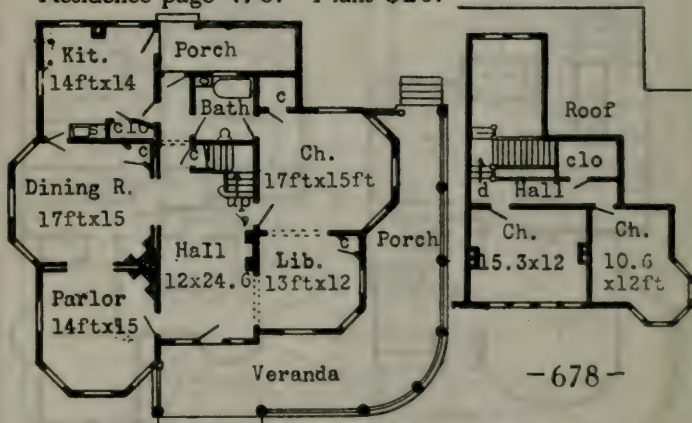
The house for which you prepared plans suits me exactly. I could not be better pleased. I consider distance no barrier when dealing with an architect of your ability, as you seem to know intuitively what pleases one.

Very truly yours,

W. S. McGUNNEGLE,
Cashier, Merchants Nat. Bank of Meadville



Thomaston No. 2 design 6578-A, story heights 11 and 9-ft 6. See opposite page 677. Also Cutting Residence page 478. Plans \$20.

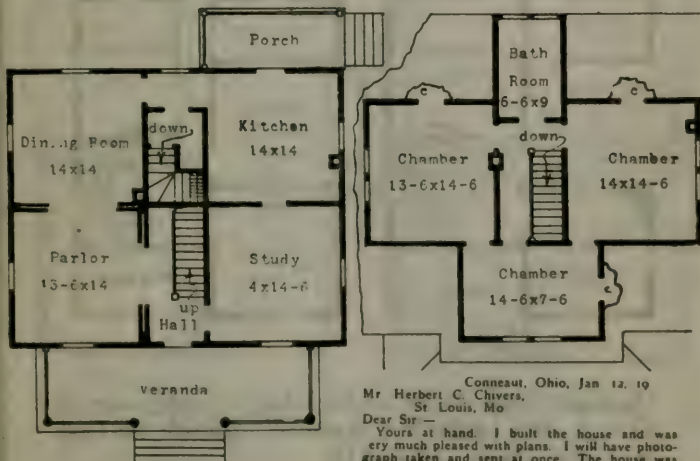


Thomaston No. 3 design 5678-B, story heights 12 and 9-ft. Similar to Thomaston reversed but much wider. Plans \$20. See pages 677 and 478.

ARTISTIC HOMES



Quita design 5679, width 36-ft. 6, story heights 9-ft. 6 and 9. Plans \$10.



-679-

Conneaut, Ohio, Jan 12, 19
Mr Herbert C. Chivers,
St. Louis, Mo

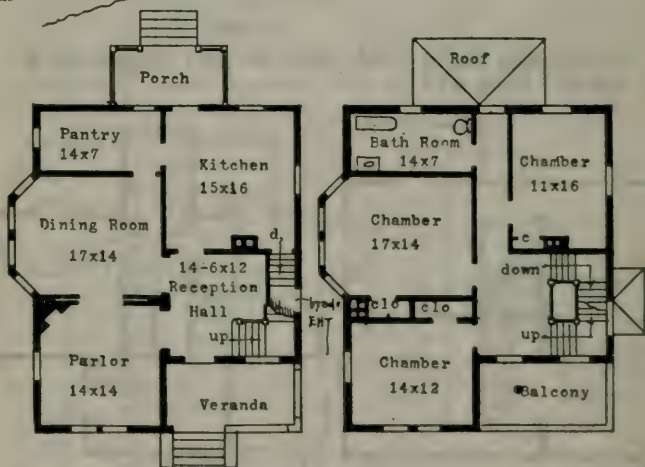
Dear Sir -

Yours at hand. I built the house and was very much pleased with plans. I will have photograph taken and sent at once. The house was photographed and published by the "Scientific American" of New York City, and showed up very nicely.

Yours truly,
(Real Estate) E. M. COMSTOCK.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Quitaque design 5680, width 30-ft. 6, width over all 33-ft. 6, story heights 9-ft. 6 and 9. Suitable for brick or concrete blocks. Plans \$10.

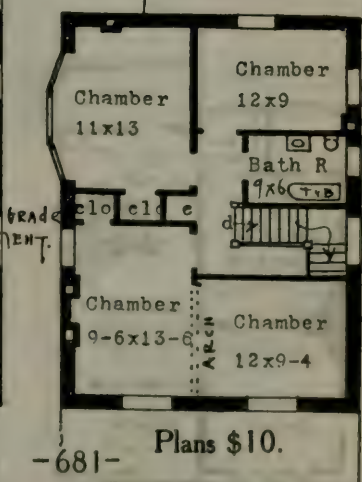
-680-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



See Carbon
residence page 298.

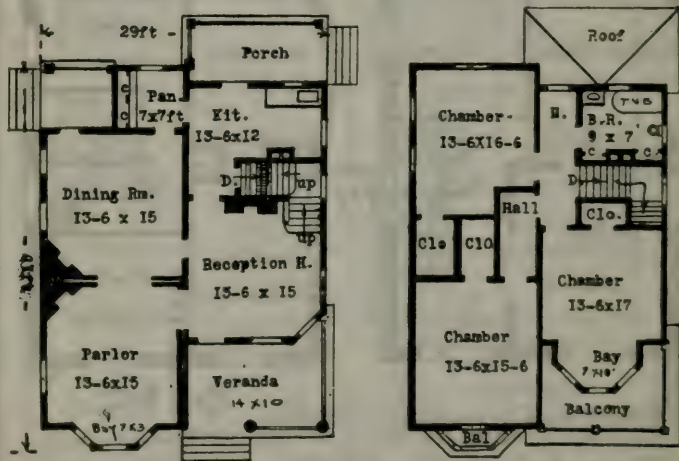


Plans \$10.

-681-

Poynor design 5681, in brick, width 24-ft, story heights 9-ft 6 and 9. Combination stairs, well-lighted dining room and chamber above.

ARTISTIC HOMES



-682- Princess design 5682, story heights 10 and 9-ft.
 Attractive well-lighted reception hall. Tower-like
 bay window design. Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

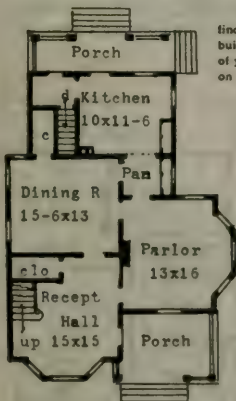


PRELIMINARY PLAN

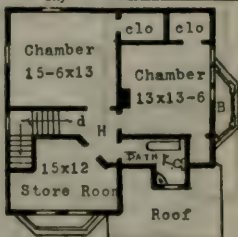
HERBERT C. CHIVERS ARCHITECT

St. Louis, Mo.

Please prepare preliminary plans for my residence, for which find enclosed \$5 in payment of same, it being understood that if I build from the ideas contained therein that I will order special plans of you and that this sum of \$5 is to be allowed by you as a credit on the cost of final plans, unless an entirely different plan is adopted.



Name _____
City _____



-683-

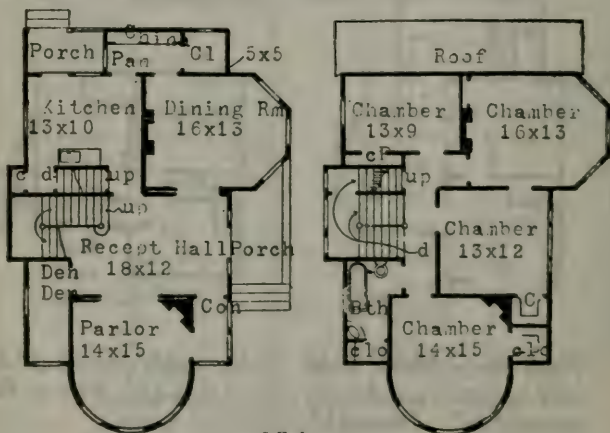
Plano design 5683, width 30-ft., width over all 33-ft., story heights 9 and 8-ft. 6. Neat bay-like effect at Reception Hall, Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ALTON RESIDENCE No. 2.—Design 4229M: in frame, \$2398 to \$2498; plans, \$20; story heights, 9 ft. 6 in.; width, 31 ft. 6 in. Special features; Large central hall, with den adjoining. See page 65.

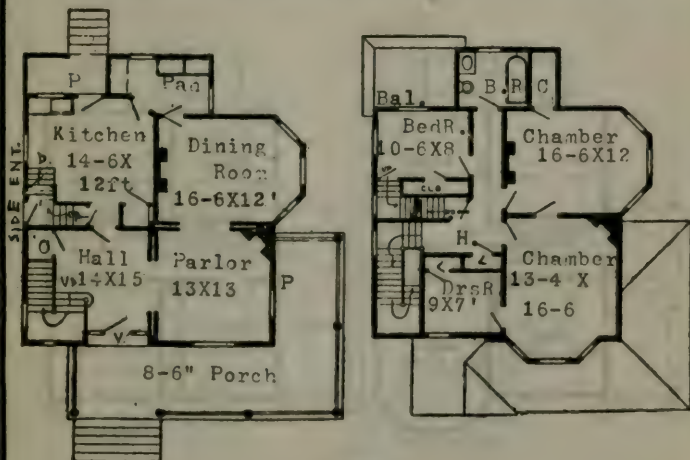


—684—

ARTISTIC HOMES



MARTWOOD RESIDENCE.—Design 2030-O; cost in frame, \$2,090 to \$2,280; plans \$20. See page 65.

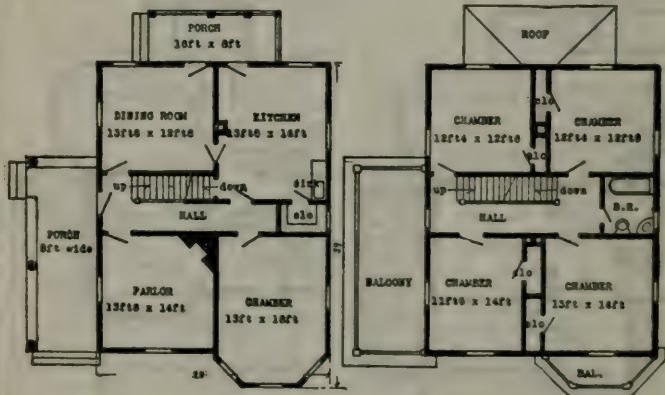


-685-

ARTISTIC HOMES



OLON RESIDENCE.—Design 2242-N; cost in frame, \$1,392 to \$1,456; plans, \$10; full story heights. Special features: Inexpensive yet attractive tower-like corner; neat, clean-cut exterior. The best portion of this house is not cut up with stairs.



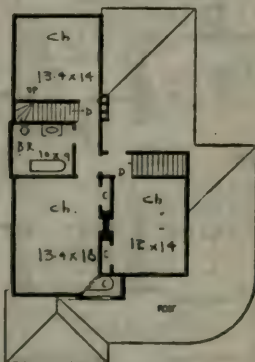
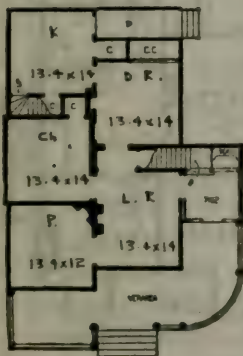
— 686 —

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



UOY RESIDENCE.—Design 1560-N; in frame, \$1,500 to \$1,800; plans, \$10; width, 27 ft. 10 in. by 45 ft.; width over all, 27 ft. 10 in.; story heights, 9 ft. 6 in. and 9 ft.; no attic. Special features: A neat, clean-cut colonial exterior; easy to erect; attractive tower.



-687-

ARTISTIC HOMES

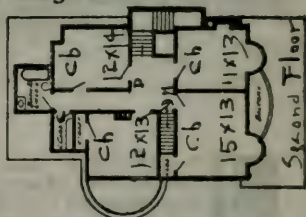
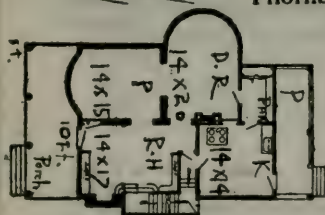
heights 9-ft 6 and
8-ft 6.

A good corner-lot house.

Plans \$25.

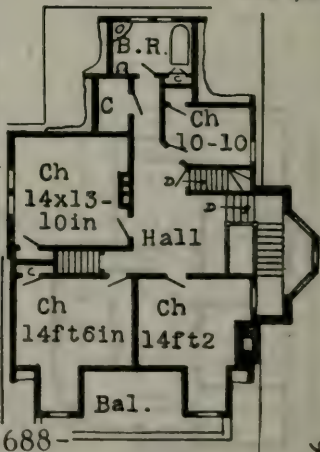
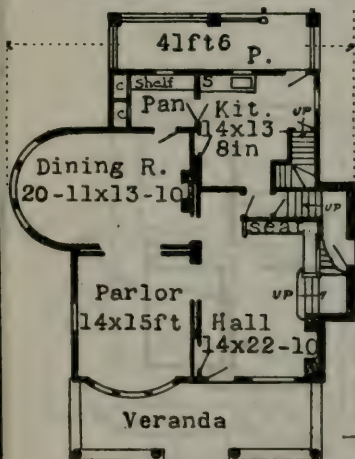


Thornburg design 5688-A.



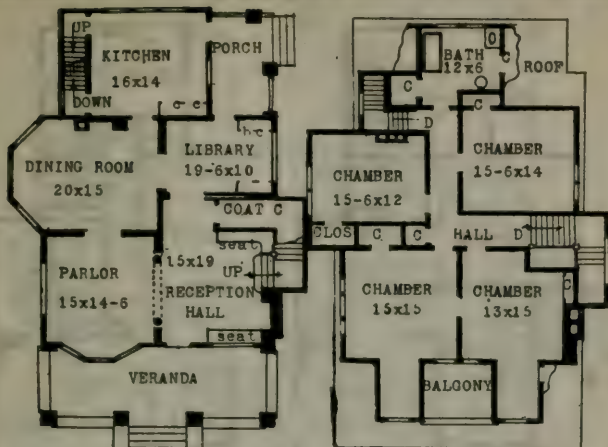
See plans on page 689.

Plans \$25.

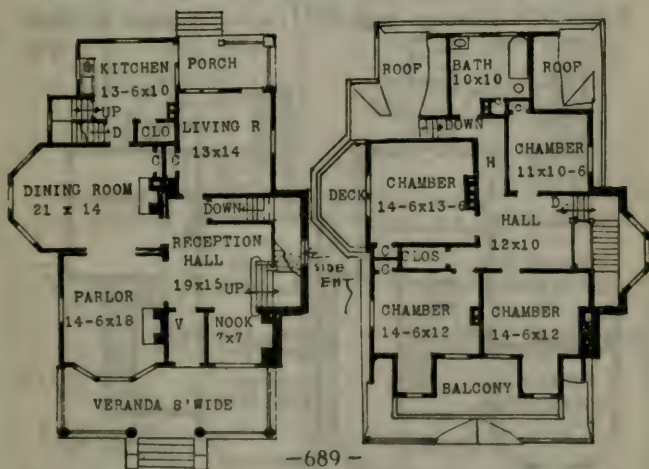


Thornburg No. 2 design 5688-B. Recessed stairs gives wide spacious hall. Story heights 9-ft 6 and 8-ft 6.

ARTISTIC HOMES



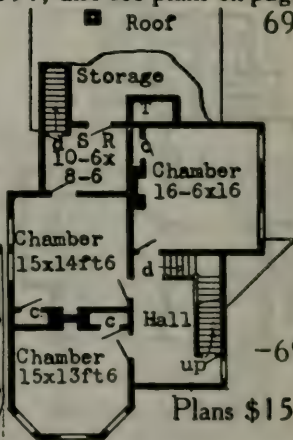
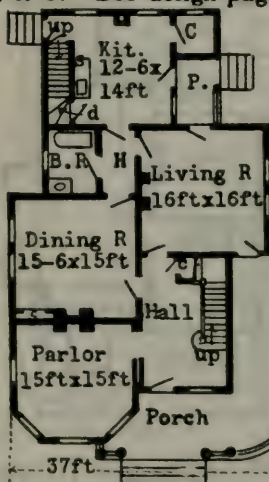
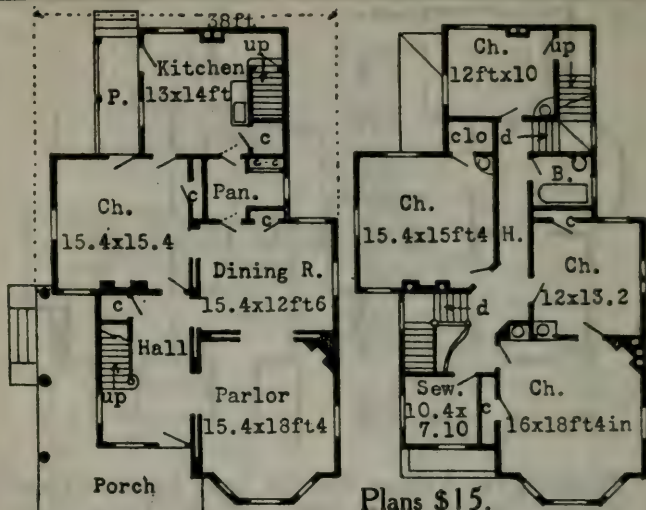
Thornburg No. 3 design 4689-A, story heights 10 and 9-ft. 6. See design page 688. Width 31-ft. 6, width over all 44. Plans \$25.



-689-

Thornburg No. 4 design 4689-B, story heights 10 and 9-ft.-6. See design page 688. Plans \$25.

ARTISTIC HOMES

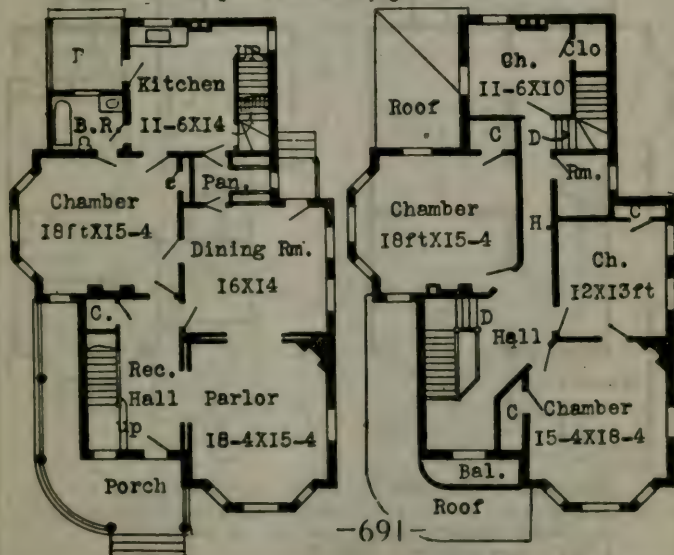


690- Union No. 3 design 5690-B, see design page 691.

ARTISTIC HOMES

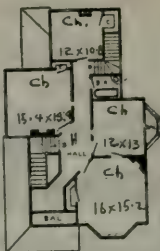


UNION RESIDENCE.—Design 6013-O; in frame, \$2309 to \$2480; plans, \$25; width over all, 32 ft. 2 in. x 52 ft. 2 in.; story heights, 10 ft. and 9 ft.; Attic 8 ft. See Mineola Residence—See Frogmore Residence page 692

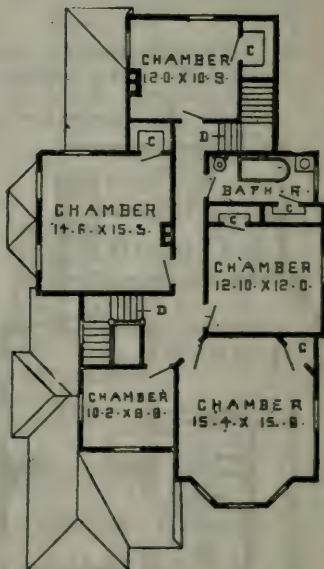
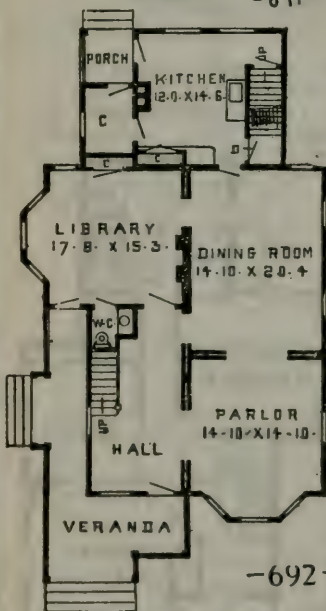


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



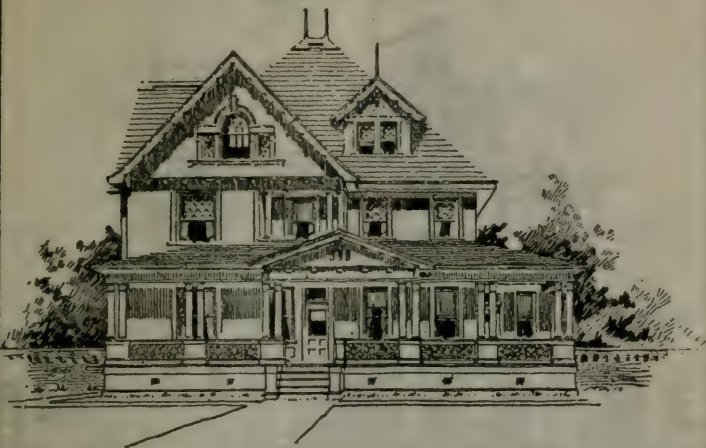
FRAGMORE RESIDENCE. — Boyd Design 38M; cost \$2480 to \$2970: story heights, 10 ft. and 9 ft; plans, \$25 see Union Residence page -691-



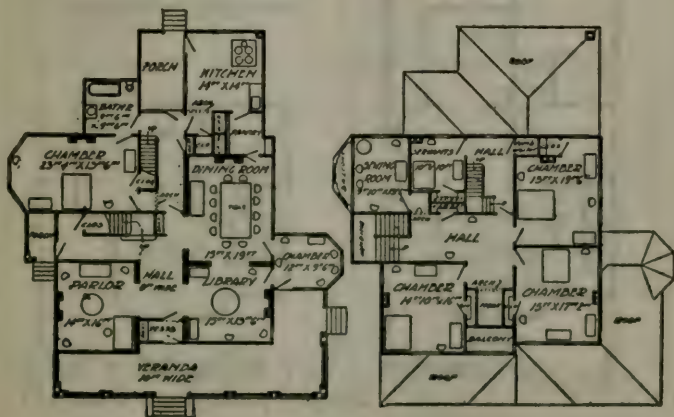
-692-

MINEODA RESIDENCE.—Design 240; cost, \$2399 to \$2499; 36 ft. 6 in. x 52 ft. 2 in.; story heights, 10 and 9 ft. 6 in. Design similar to Union Residence on page 691 but more attractive. Plans, \$25.

ARTISTIC HOMES



GALVA COTTAGE.—Design 2393M; cost in frame, \$3,500 to \$4,500; plans, \$45. Special features: Well lighted, cheerful chamber next to dining-room and library; this could be used as an office. See page 65.

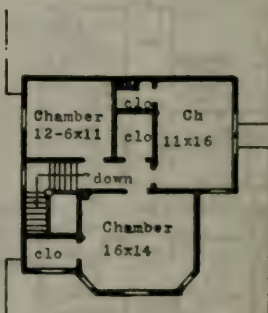
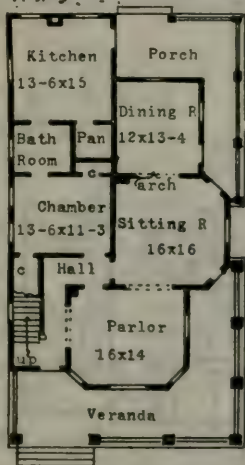


693

ARTISTIC HOMES



Poindexter design 5694,
width over all 33-ft.
Neat clean-cut exterior.



story heights 9-ft 6 and 9,
Shingled porch posts. Plans \$15.

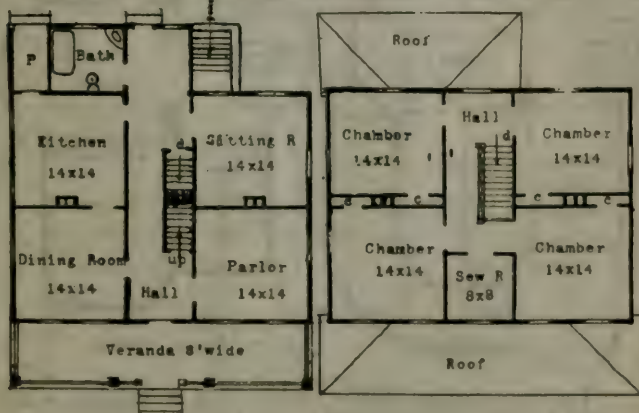
-694-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



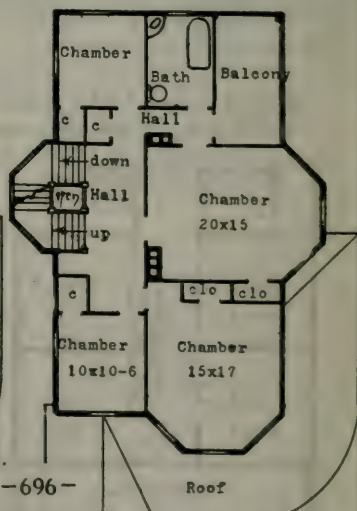
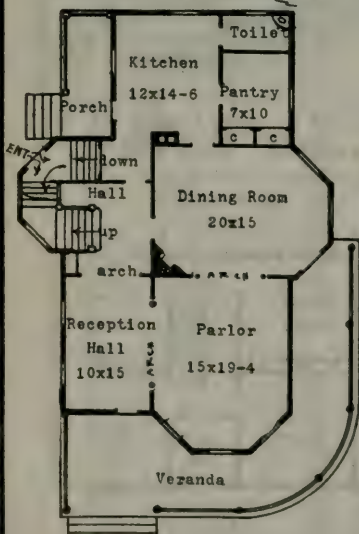
Perdue design 5695, width 38 ft, story heights 9-ft 6 and 8-ft 6. Plain clean-cut exterior. Plans \$10.



-695-

HERBERT C. CHIVERS CO. ARCHITECT

ARTISTIC HOMES



-696-

Roof

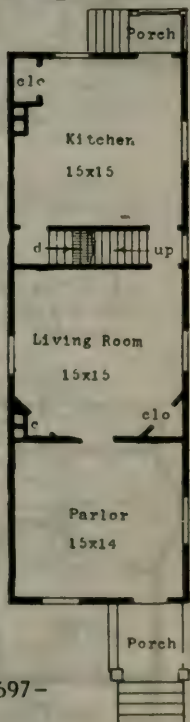
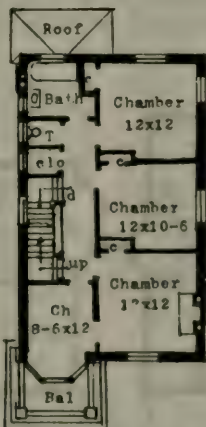
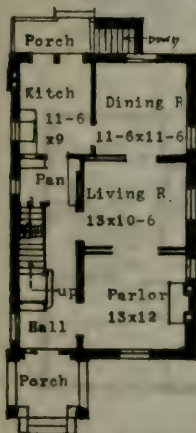
Tancitaro design 5696, width 26-ft 6, extreme width 39 ft. Story heights 10 and 9 ft. Large rooms, suitable for southern climate. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Pescadero design 5697-A, bnck, heights 9-ft 6 each. Plans \$5.



-697-

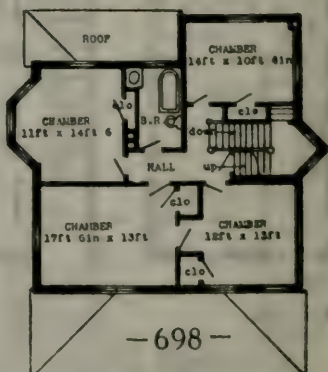
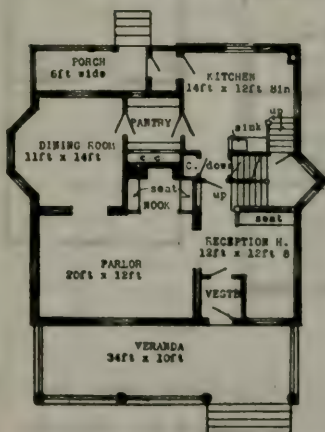
—width 23 ft,—

Gun-barrel design 5697-B, story 9 ft. Plans \$5.

ARTISTIC HOMES



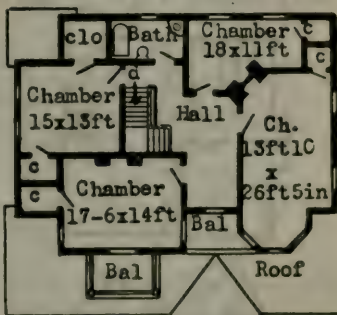
ELMTOWN RESIDENCE.—Design 1787M; in frame, \$1,892 to \$1,925; plans, \$10. In brick, \$2,980 to \$3,590; plans, \$45.



—698—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Pinelawn No. 2 design 5699, wide dignified front.
See page 321. Plans \$25

The house I built last year from your plans is much admired.

B. F. SHEETS, Oregon, Ill.

-699-

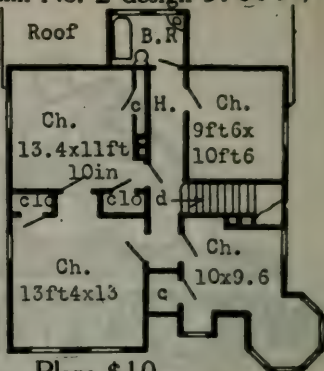
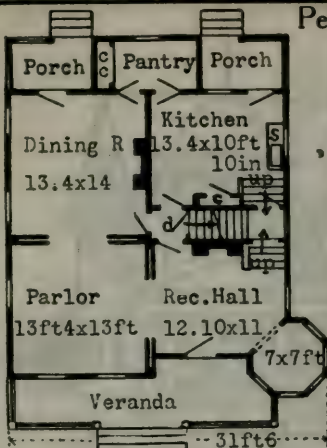
We believe our house is exactly right in plan and design. We have no fault to find whatever. It looks pretty and cozy.

MRS. WILLIAM PETERS, Wenewoc, Wis.

HERBERT C. CHIVERS CO. ARCHITECTS

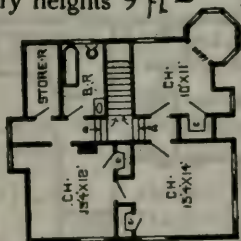
ARTISTIC HOMES

Pekin No. 2 design 5700-A,

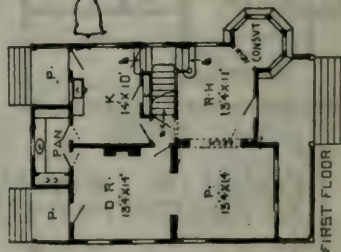
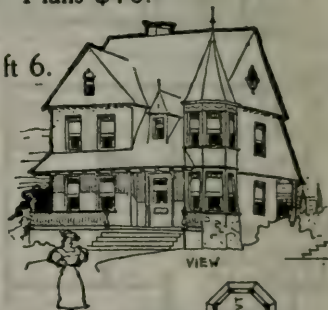


Plans \$10.

—story heights 9 ft — and 8- ft 6.



SECOND FLOOR



FIRST FLOOR

PEKIN RESIDENCE.—Design 1005-O; in frame, \$1450 to \$1598; plans; \$10; width, 27.10 x 28 ft. 2 in.; width over all, 32 ft; story heights, 9 and 8 ft. 6 in.; Special features: compact plan; attractive exterior; can furnish floor plans for either design. See page 65.

700—

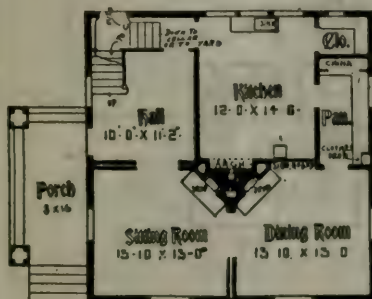
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MOBERLY RESIDENCE.—Design 4369M; in frame, \$1,500 to \$1,800; plans, \$15; story heights, 10 ft.; special features: Large, well-ventilated dining-room.

Moberly Res. No. 2, Russell design, same plan as above, with porch extending around across front of sitting-room; with 13-in. brick walls on first story and frame above; a very attractive design; with front rooms enlarged to 13x15 ft.; with w. c. separate from bath-room; with extra closet to front chamber; with two chambers in attic. See page 65.



-701-

HERBERT C. CHIVERS CO. ARCHITECTS

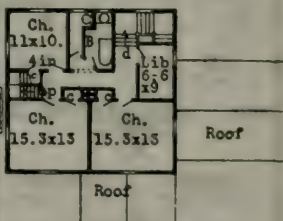
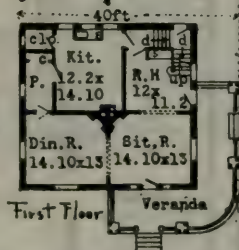
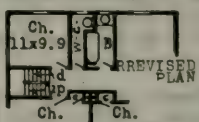
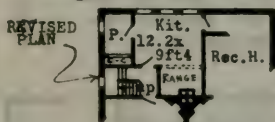
ARTISTIC HOMES



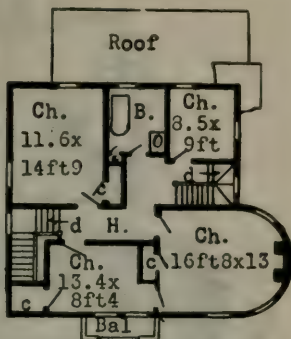
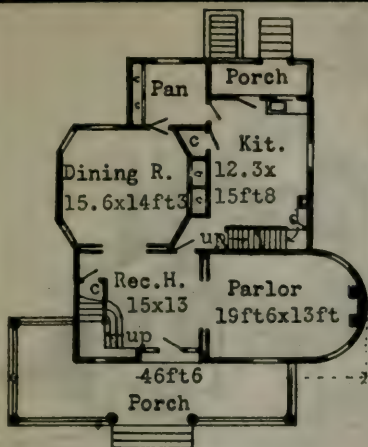
Philema design 5702.
heights 10 and 9-ft 6.

Exceedingly compact, story
See Moberly design opposite
page 701.

Plans \$15.

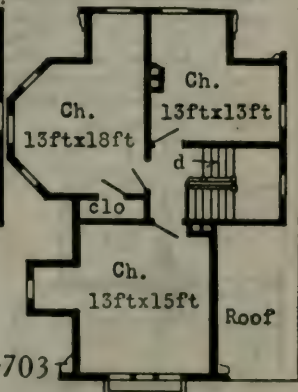
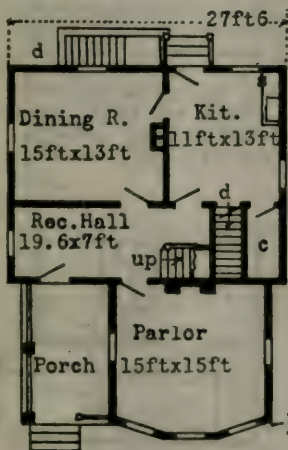


ARTISTIC HOMES



Wabash No. 2 design 5703.
page, story heights 9-ft 6 and 9-ft 6
back chambers. Plans \$15.

— See design opposite —

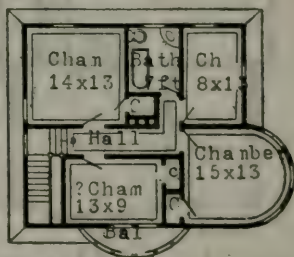
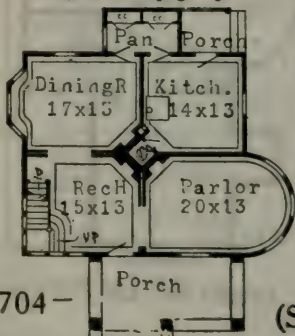


Strang design 5703-B, story heights 9-ft and 8-ft cut
to 6-ft side walls Plans \$5

ARTISTIC HOMES



WABASH RESIDENCE.—Design 1876-O; in frame, \$1,660 to \$1,976; plans, \$15; with octagon bay, which is more practical to construct; width, 29 ft. 9 in. by 27 ft.; width over all, 38 ft.; story heights, 8 ft. 6 in. and 8 ft.; special features: Pleasing outlines; designed for a stained shingle effect; fire proof closet in kitchen; quaint window effect in reception room. Wabash No. 2, Tyler des., with central fire-places left out; with rear stairs up from kitchen; with built-in china closet in dining-room; with front porch extending around to stair side of house; with fire-place in bay to parlor and room above. See page 65.



-704-

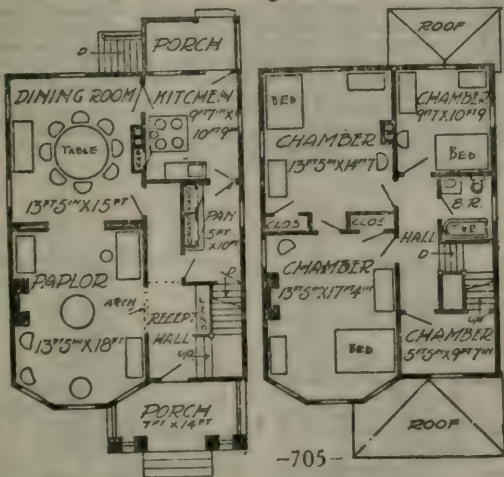
(See Wabash No. 2 page 703).

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



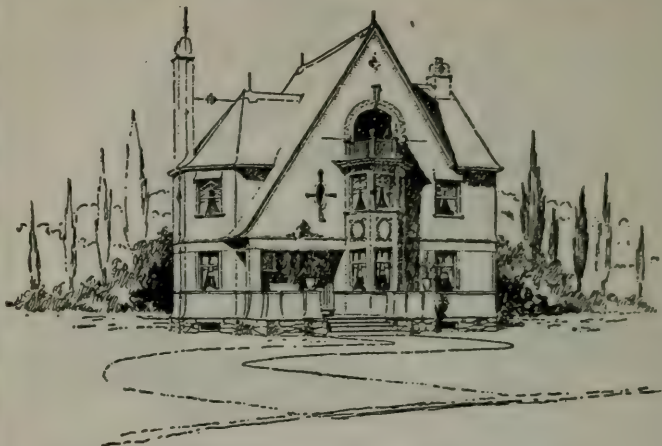
Dafner Residence design 5705. Plans \$10.



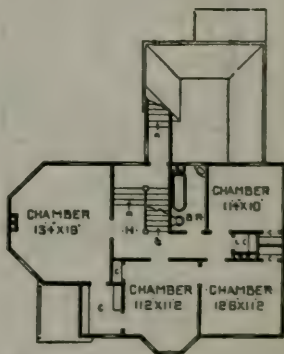
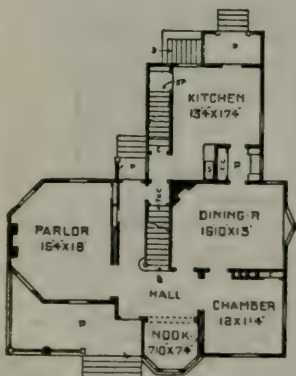
DAFTER RESIDENCE.—Design 100,048-O; size 34.6x32. cost \$1030 to \$1190; story heights, 1st 9 ft. 6 in. and 9 ft. special features pleasant outlook in front, large pantry, neat design; plans \$10. See page 365.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



FERGUSON RESIDENCE.—Design 4229-N; in frame, \$1,298 to \$1,399; plans, \$10; width over all, 40 ft. Special features: Good outlines to roof. Modifications: Small chamber below, can be a part of reception hall, with arch in line with front door. Ferguson Residence No. 2; in frame, \$2,390 to \$2,480; plans, \$20; story heights, 10 ft. and 9 ft. in the clear. Special features: Striking design; well-ventilated parlor. Have \$10 stock plans with the following changes: Kitchen back of parlor as dining-room; also with kitchen wing eliminated. Ferguson No. 3, Gladson design, similar to this with den back of a circular-shaped parlor, and bath back of this.



706

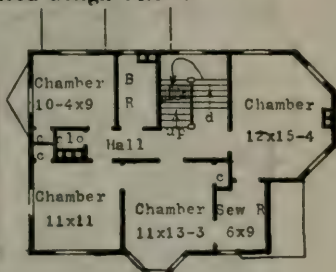
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

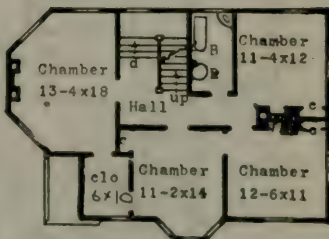
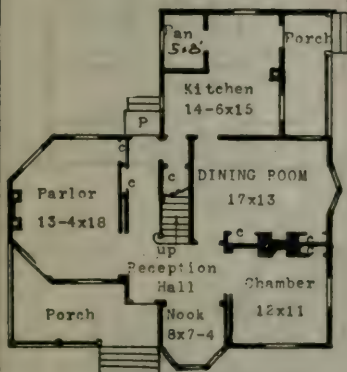
Ferguson No. 4 design 5707-A, 9-ft 6 and 9-ft 6, width over all 40 ft.

See pages 707-708. Plans \$10.

See reversed design below.



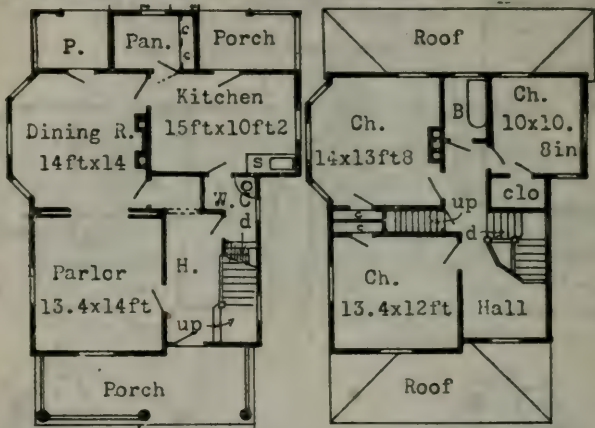
Sketch -



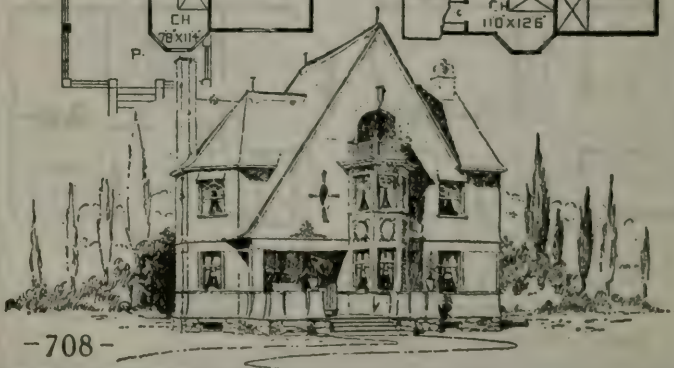
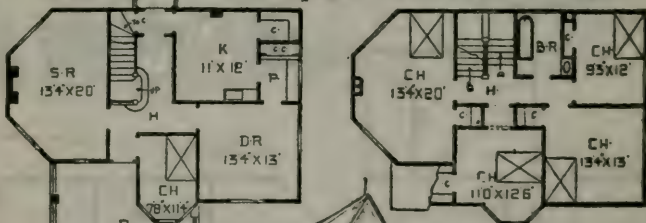
Ferguson No. 5 design 5707-B, story heights 9-ft 6 and 9-ft 6. Extreme width 40 ft. See design above. See pages 706-708. Plans \$10. -707-

ARTISTIC HOMES

Portland No. 2 design 5708, see exterior page 709.
story heights 9-ft 6 and 9. Plans \$15.



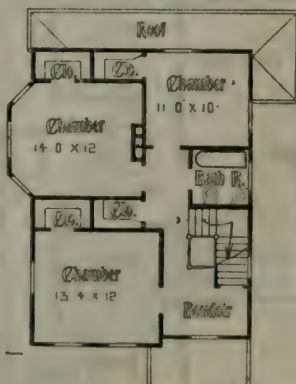
Ferguson No. 2 design 5708, story heights 10-ft and 9-ft in the clear. See pages 706-707. Plans \$20



ARTISTIC HOMES



PORTLAND RESIDENCE.—Design 6012-N; in frame, \$1,598 to \$1,879; plans, \$15; width, 23.6x35 ft. 7 in.; story heights, 9.6 and 9 ft.; attic, 8 ft. Portland Residence No. 2, Stephenson design, side porch left off, covered porch across front; porch in place of den; kitchen, 15x11 ft. 2 in. projecting on side; stairs to attic in place of hall closet.



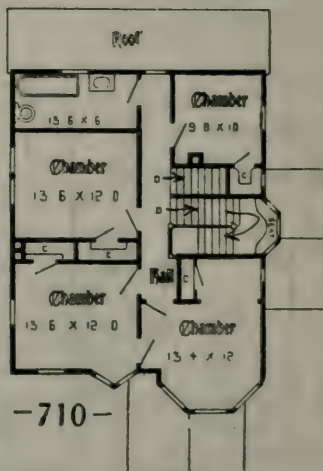
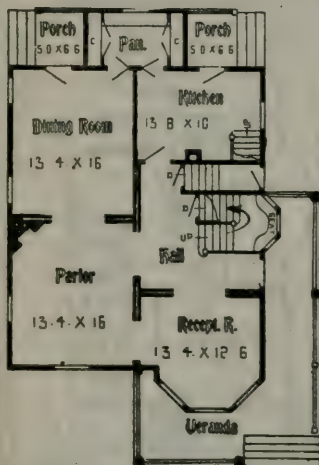
—709—

(See Portland No. 2 page 708).

ARTISTIC HOMES



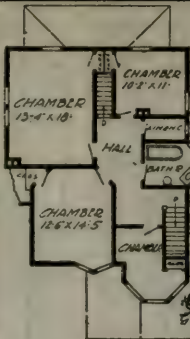
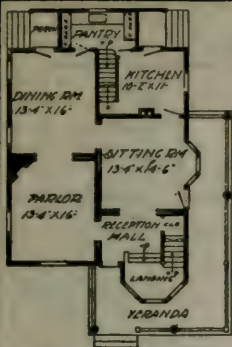
ELMWOOD RESIDENCE.—Design 9060-N; in frame, \$1,500 to \$1,989; plans, \$15; story heights, 9 ft. 6 in. and 9 ft.; full story except 18 inches cut off to outer corner of front chamber. Elmwood reversed; width, 28 ft. 8 in. by 33 ft. 9 in.; width over all, 36 ft. Special features: Front rooms are not cut off by stairs as customary.



-710-

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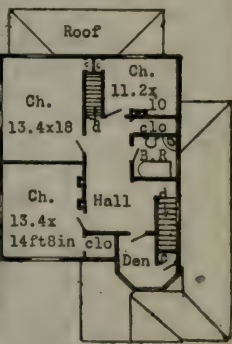
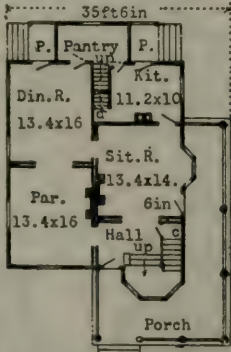
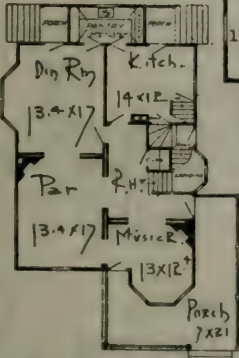
ARTISTIC HOMES



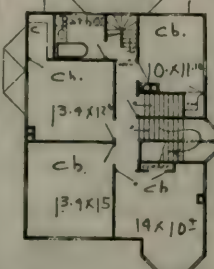
ELMWOOD COTTAGE NO. 2.—Design 77-O; cost, \$1,350 to \$1,450; plans, \$10; story heights, 9 ft. 6 in. and 9 ft., full stories.



Sketch



Elmwood No. 3. See design above.



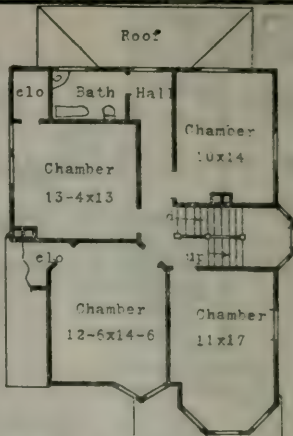
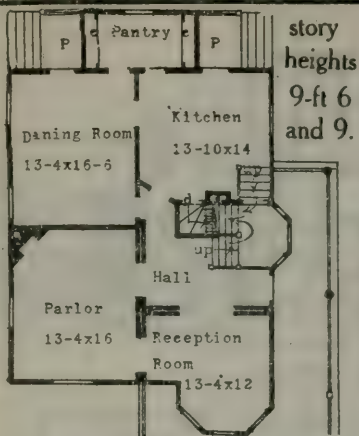
Sketch

-711-

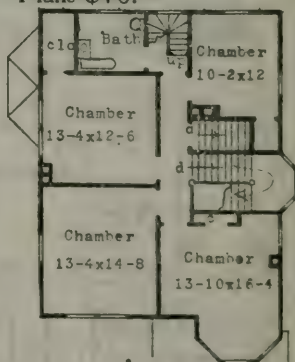
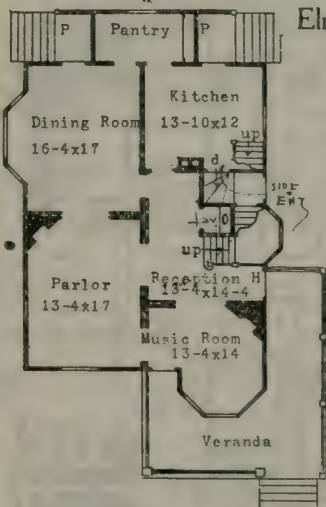
Sketch

ELMWOOD RESIDENCE No. 6.—Cost in frame \$1,695 to \$1,786; plans, \$10. See Elmwood Residence.

ARTISTIC HOMES



Elmwood No. 5 design 5712-A,
Plans \$10.



Elmwood No. 7 design 5712-B,
Plans \$10.

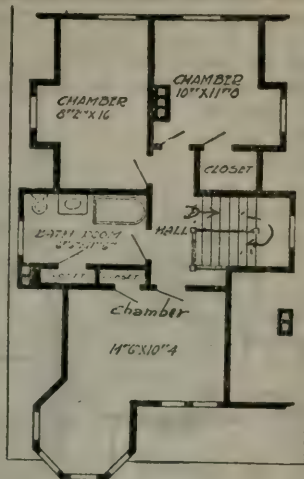
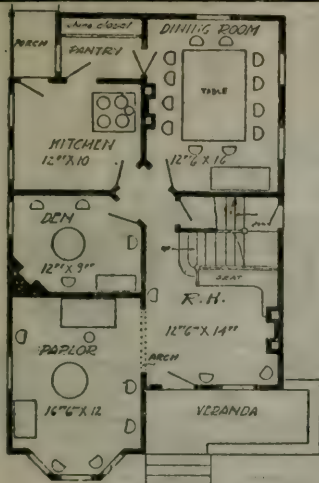
story heights 9-ft 6 and 9.



-712-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Plans \$10.

BENTON HARBOR COTTAGE—
Design 2362M.

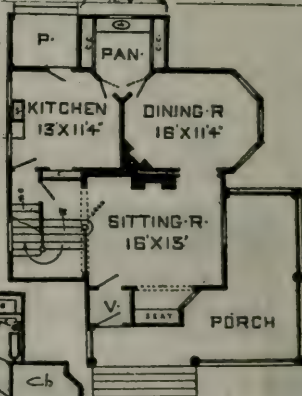
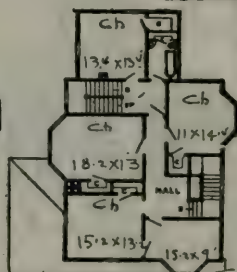
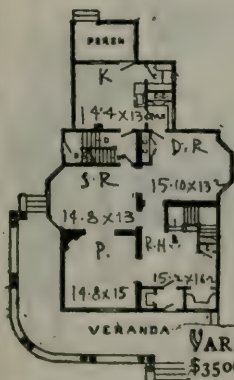
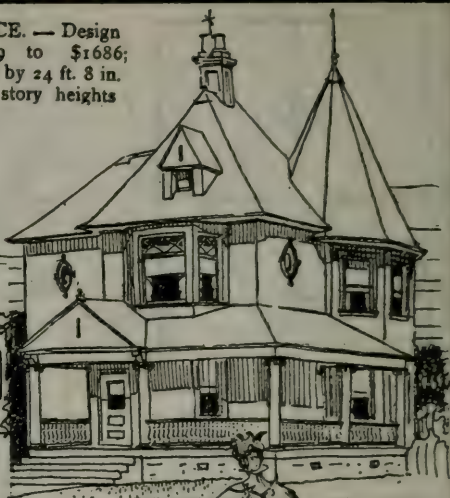
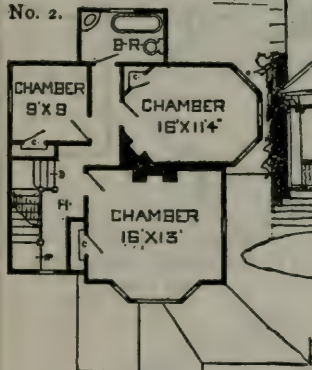


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ARTISTIC HOMES

BUCKFIELD RESIDENCE. — Design 1008-O; in frame, \$1499 to \$1686; plans, \$10; width, 26 ft. 4 in. by 24 ft. 8 in. width over all, 30 ft. 10 in.; story heights 9 ft. and 9 ft. 6 in. in the clear. See page 65.

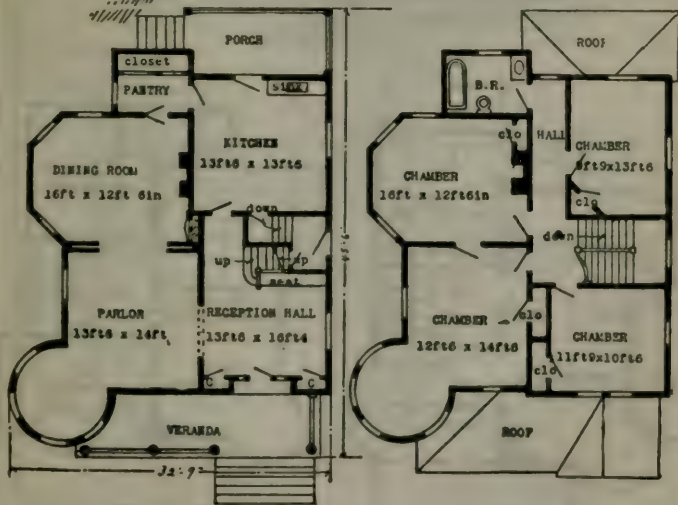
See index for Buckfield plan No. 2.



-714-

YARDSVILLE COTTAGE. — Design 52-O; cost \$2780 to \$3500; plans, \$25; Design similar to Manston Residence

ARTISTIC HOMES



BELVIDEN RESIDENCE.—Design 1793M; cost in frame, \$1,892 to \$1,990; plans, \$10. See page 65.

ARTISTIC HOMES

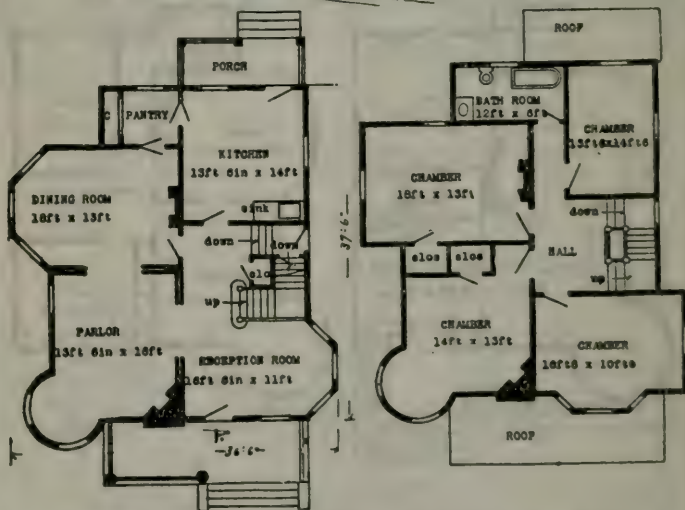
Warrensburg, Mo., Feb. 10, 191
Mr. Herbert C. Chivers,
St. Louis, Mo.

Sir:—

The house; for which you furnished plans, has surpassed our expectations in almost every respect, and stands a notable demonstration of the value of an architect's services.

Yours truly,

F. M. WALTERS.



STEMO RESIDENCE.—Design 1847-N; cost in frame, \$2,290 to \$2,480; plans, \$25 Special features: Attractive chimney and tower; neat, clean-cut exterior; well-lighted reception room.

—716—

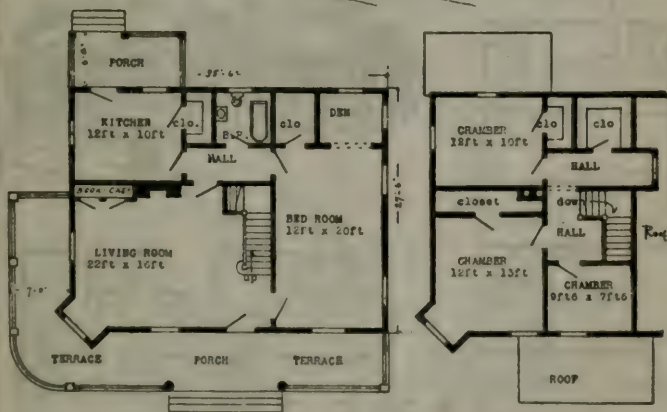
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

I take pleasure in saying the plans you made for me were entirely satisfactory in every respect.

CHARLES SHINKLE (Southern Ice & Coal Co.) NASHVILLE.

(2nd testimonial)

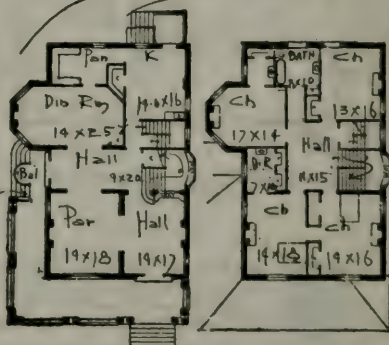
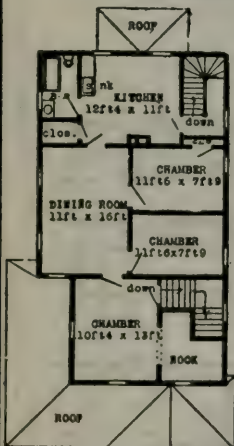
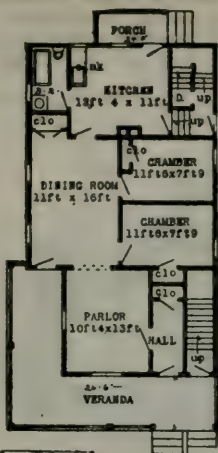


ONSTANTINE RESIDENCE.—Design 1981-N; cost in frame, \$1,492 to \$1,598; plans, \$10. Special features: Large living-room; good sensible and home-like arrangement on first floor; large bed-room; wide spacious veranda.

-717-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MODENA RESIDENCE
—Design 8033M;

Plans \$20

WEST END RESIDENCE—Design 849M;

-718-

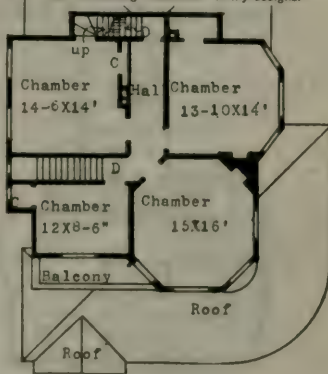
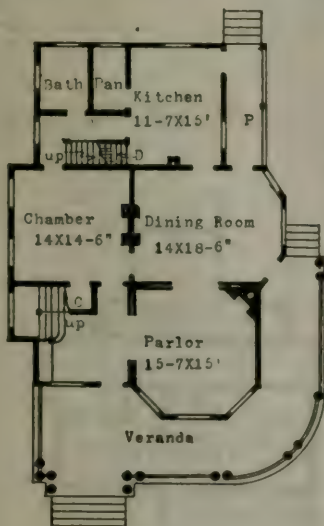
ARTISTIC HOMES



PALO RESIDENCE.—Design 903M; in frame, \$3,550 to \$3,990; plans, \$30; story heights, 10 ft. Special features: Semi-circular colonial porch; the sizes of rooms are: Parlor, 17x23 ft.; library, 17x14 ft.; dining-room, 17x23 ft.; kitchen, 15x13 ft.; hall, 15x30 ft. See page 65.

PROMPTNESS IN REPLIES.

IN doing business by mail I feel that I can serve you more promptly than local talent, as I make it a point to be very prompt in replies, especially after positive final instructions are obtained. The economy in construction which I practice is of considerable importance, besides you won't see that everlasting "sameness" in my designs.



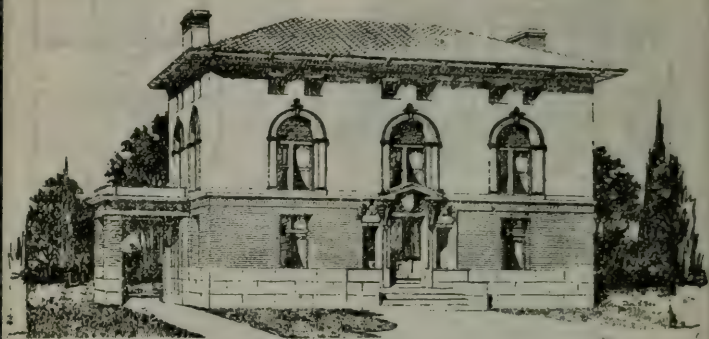
Cragmont design 5719, story heights 10 and 9-ft. Large rooms. Plans \$10. Neat clean-cut exterior.

-719-

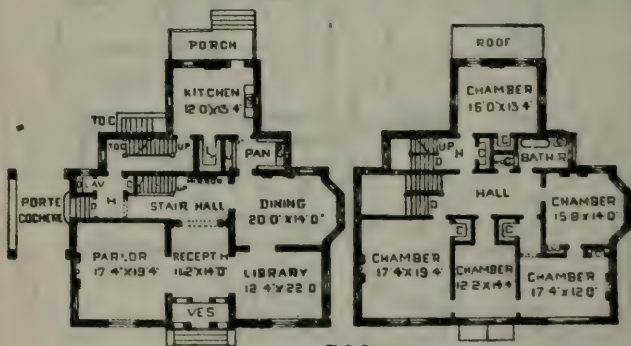
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

ILLINOIS STATE-LICENSED ARCHITECT



CITY RESIDENCE.—Design 1025-O; plans, \$75 with any changes; cost \$7,500 to \$8,500.



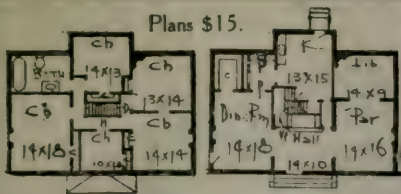
-720-

SPECIAL ATTENTION GIVEN TO BUILDINGS
OF SPECIAL REQUIREMENTS
BUILDINGS OF A MONUMENTAL AND
ORNAMENTAL CHARACTER FINELY EXECUTED
IN DESIGN AND DETAIL

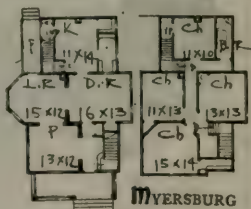
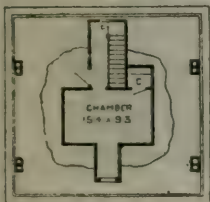
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

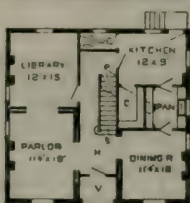
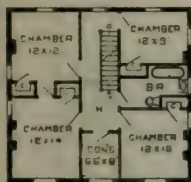
Plans \$15.



CITY RESIDENCE—Design 1035M;



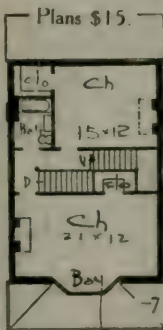
MYERSBURG RES.



SECOND STORY

FIRST FLOOR

CITY HOUSE.—Design 5021M;



Plans \$15.



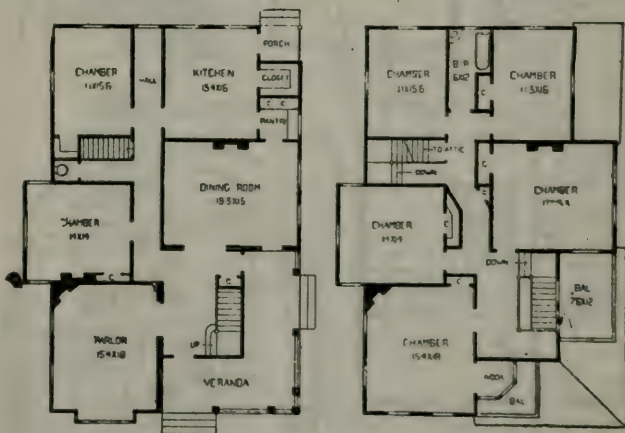
EUCLID RESIDENCE—Design 845-O;

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MILLSBORO RESIDENCE.—Design 4221M; in frame, \$2,690 to \$3,500; plans, \$30, with changes; width over all, 49 ft.; story heights, 10 ft.; special features; Attractive and striking outlines, yet modest in detail. See page 65.



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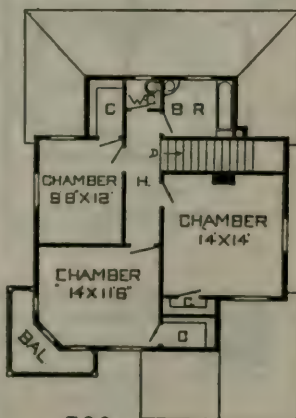
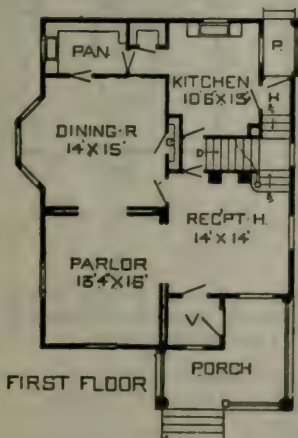
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



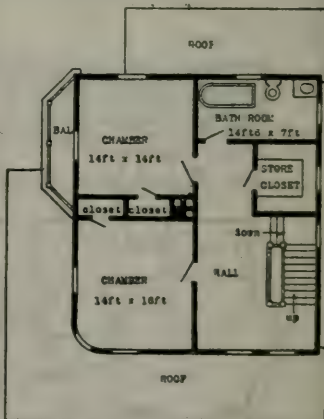
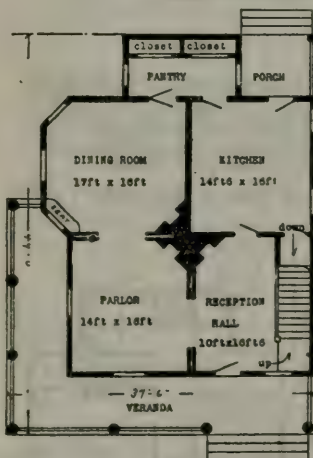
PHILADELPHIA RESIDENCE.- Design 866-O; in frame, \$1,998 to \$2,498; in brick veneer, \$2,200 to \$3,500; plans, \$20. Philadelphia Residence No. 2, Westling design, with 14 ft. 8 in. by 13 ft. dining-room; with 8x9 ft. den where pantry is; with 5x8 ft. serving pantry where kitchen closet is; with additional 10x12 ft. chamber over dining-room; with 4 ft. stairs; with entire plan reversed.

For Philadelphia Residence No. 2 see page 723.



-723-

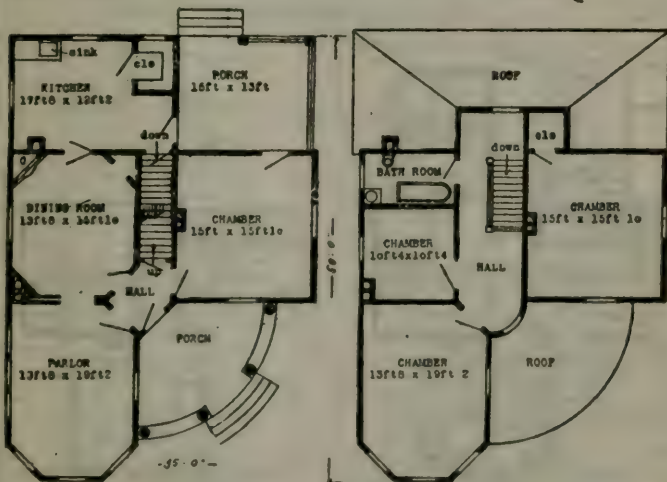
ARTISTIC HOMES



GNEW RESIDENCE.—Design 1792-N; cost in frame, \$1,692 to \$1,780; plans, \$10. Special features: Large rooms; simple, neat tower effect; large veranda. A good corner-lot house.

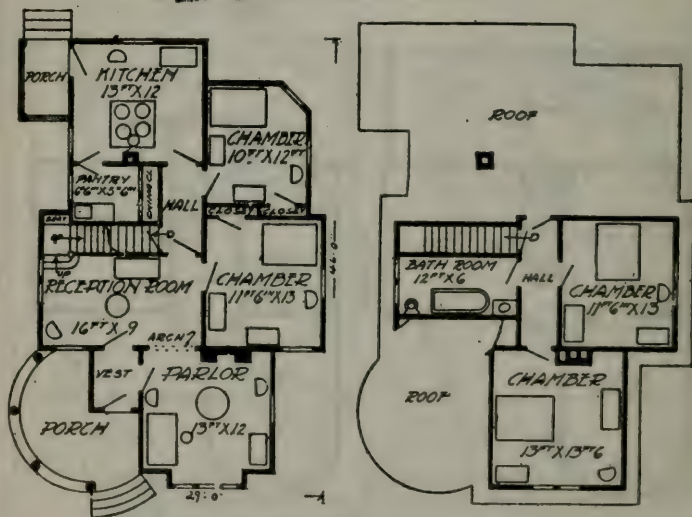
ARTISTIC HOMES

You can very readily realize that an architect at a distance would be likely to design something novel and different to the common-place, he would be disinterested as to who was contractor, and would probably save you the cost of plans many times over.



ENCORCES RESIDENCE.—Design 1978M; cost in frame \$1,890 to \$1,998; plans \$15. See page 65.

ARTISTIC HOMES



-726-

BRYSON RESIDENCE.—Design 2007M; cost in frame \$2,290 to \$2,382; plans \$25. See page 65.

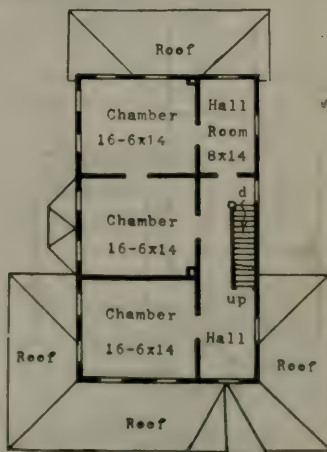
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



The plans were entirely satisfactory.

Da. F. E. HINCH, Ste. Genevieve, Mo.



-727-

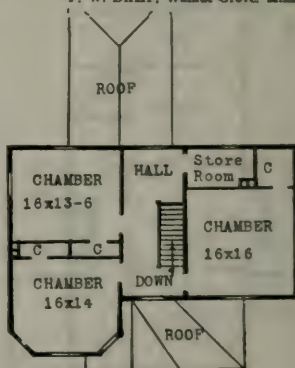
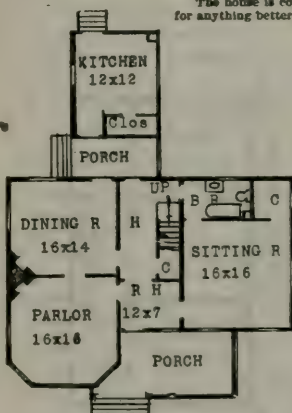
Paskenta design 5727, story heights 10 ft, width 26 ft.
Extreme width 42 ft. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



The house is completed and it gives me entire satisfaction. I could not ask for anything better. The house is admired by every one that sees it, and myself
F. W. DAMP, Walnut Grove, Minn.



Parina design 5728, story heights 10 and 9 ft. Extreme width 46 ft. Plans \$10.

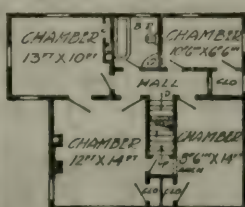
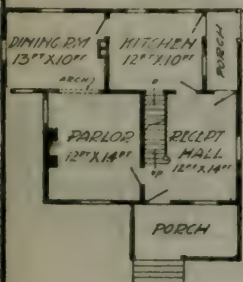
-728-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Pamlico design 5729, story heights 9-ft 6 and 9. Stately dignified stone house. Adaptable to many plans. This design could be built to good effect in concrete blocks, brick or even shingles. Plans \$35.

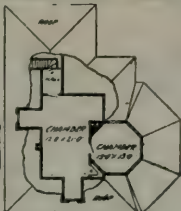


- 729 -

NEW PARIS COTTAGE.—See plans on page 738. Design #362M; plans \$15; cost in frame, \$1199 to \$1290; story heights, 9 ft. and 8 ft. 6 in. in the clear; well ventilated dining-room. See page 65.

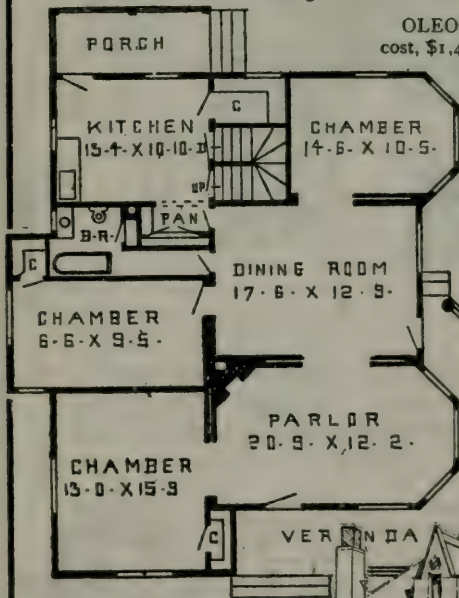
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



HARTLEY.—Design 3-O; cost, \$1,290 \$1,460; size, 33x38 ft.; width over all, 40 ft. See Cairo cottage on

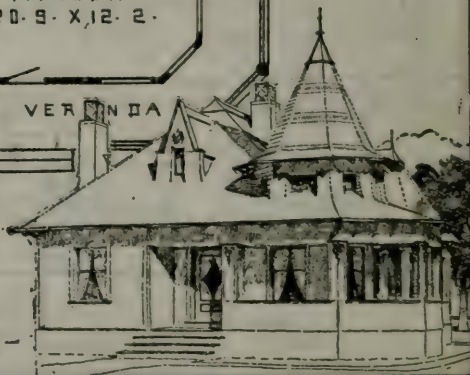
OLEON COTTAGE.—Design 90-O cost, \$1,490 to \$1,680; size, 28 ft. 6 story heights, 10 ft.; see Cairo cottage



Olathe design 5730.

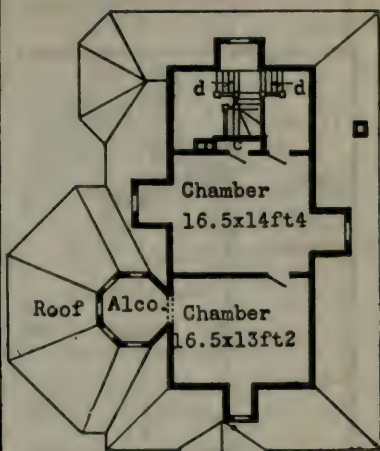
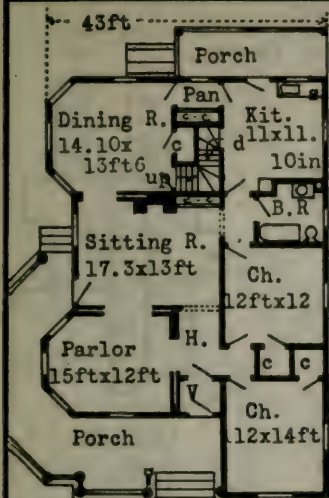
See following pages.

OLATHE— 5730—

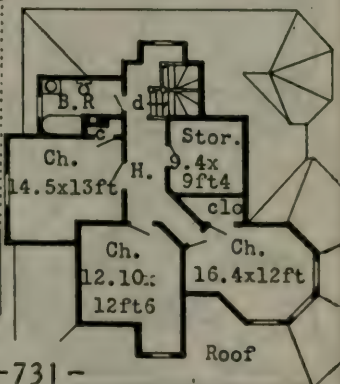
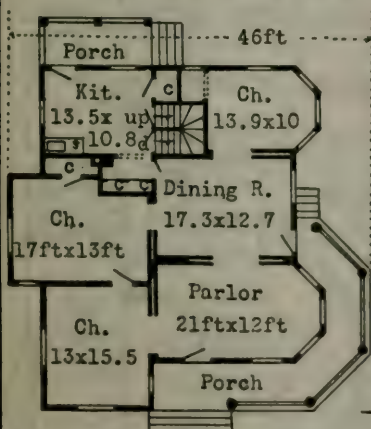


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Cairo No. 2 design 5731-A, story heights 9-ft and 8-ft 6. See design page 730. Plans \$10.

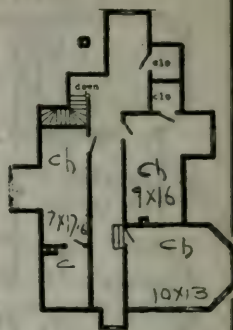
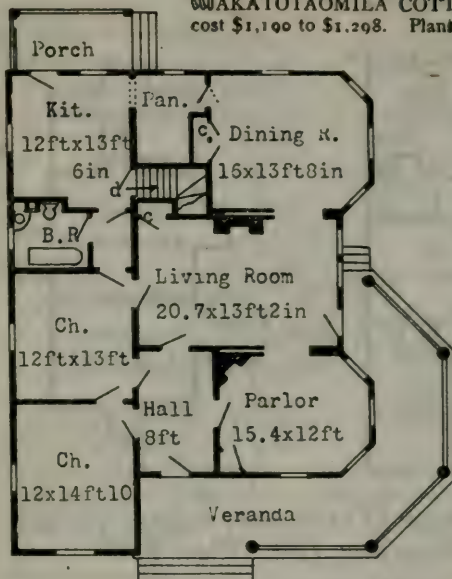


-731-

Cairo No. 3 design 5731-B, story heights 9-ft. See design page 730. Plans \$10.

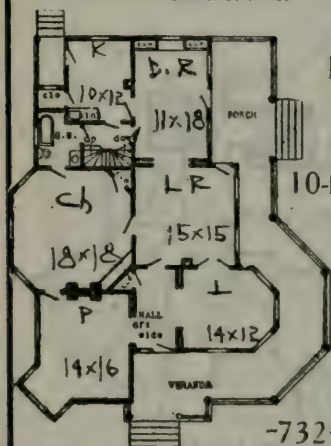
ARTISTIC HOMES

WAKATOTAOMILA COTTAGE.—Barnett design,
cost \$1,100 to \$1,298. Plan, \$15.



Cairo No. 5.
\$10

design 5732-C,
story 10-ft.

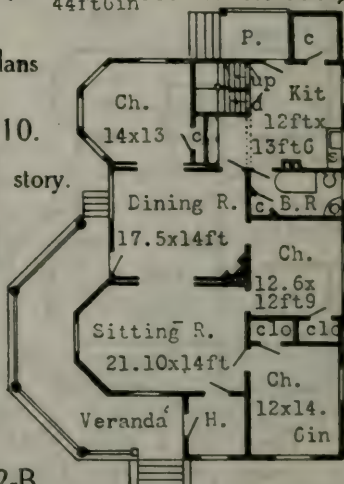


Plans

\$10.

10-ft story.

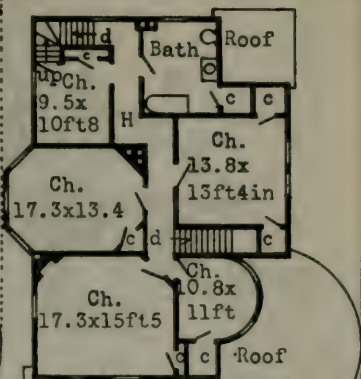
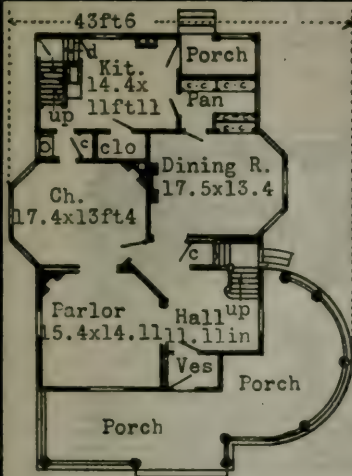
-732-



Cairo No. 4 design 5732-B.

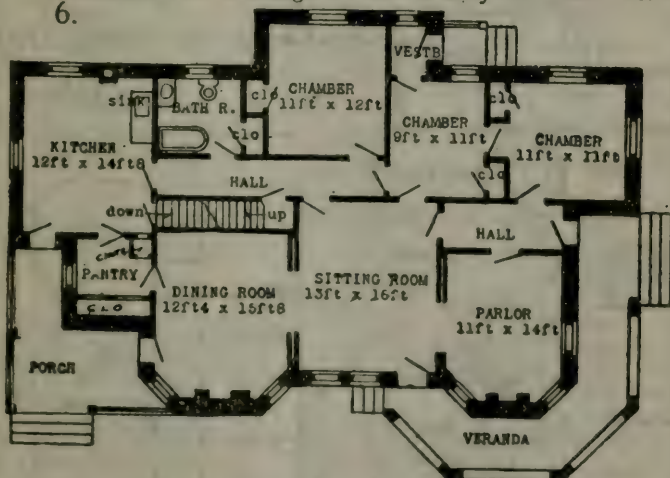
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



See page 567 (reversed).
Plans \$10.

Conneaut No. 2 design 5733-A, story 10 and 9-ft 6.



Cairo No. 6 design 5733-B in stone. Fairbanks design. \$10 plans.

-733-

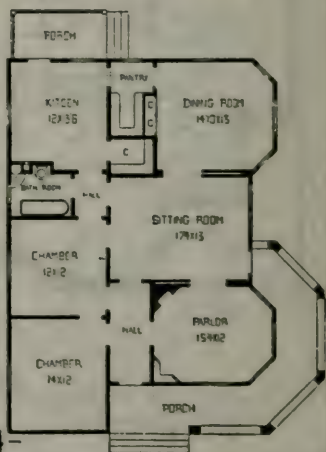
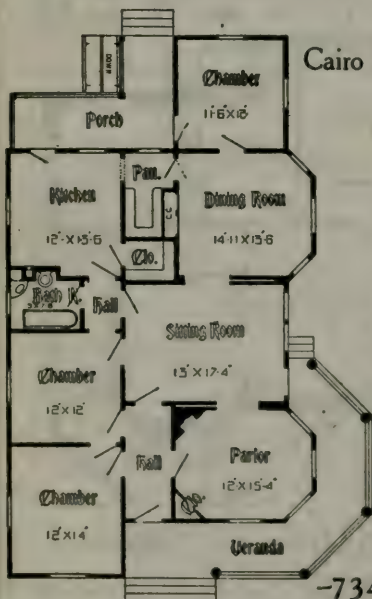
ARTISTIC HOMES



CAIRO COTTAGE.—Design 1557-N; in frame, \$1,300 to \$1,590; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. attic. Special features: Semi-octagon porch; novel design; easy to construct. We have plan No. 1, called O'Brien design, with 20-inch stone walls; with stairs in front hall and fire-place in dining-room and sitting-room; with rear porch 6x36 ft.

Cairo Cottage No. 7 design 5734.

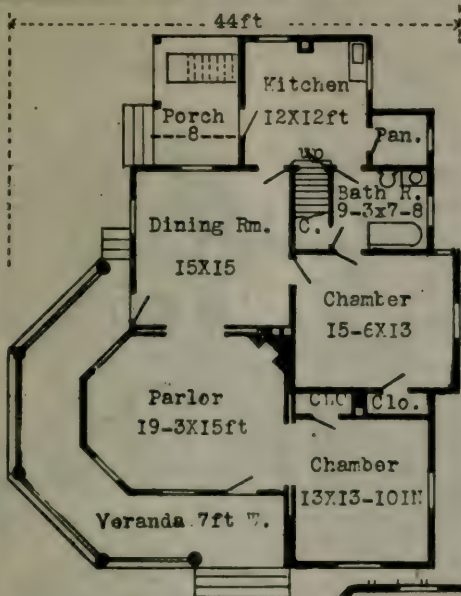
Plans \$10.



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



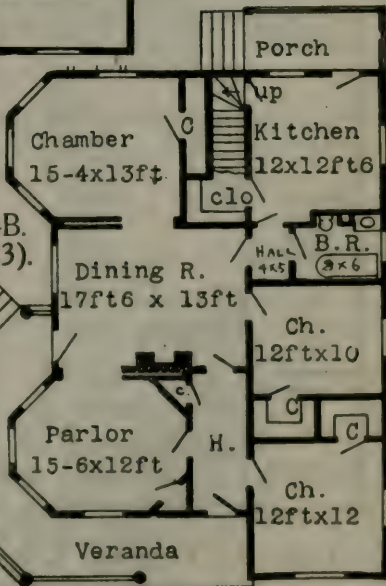
Cairo No. 8
design 5735-A.

Plans \$10.



See design page 734.
Story heights 10 and
8-ft 6. Plans \$10.

Cairo No. 9 design 5735-B.
(Use mirror, see page 1023).



Sketch

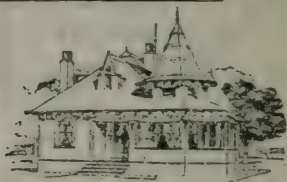
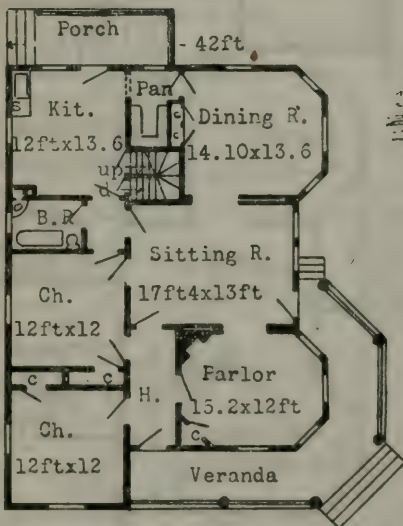
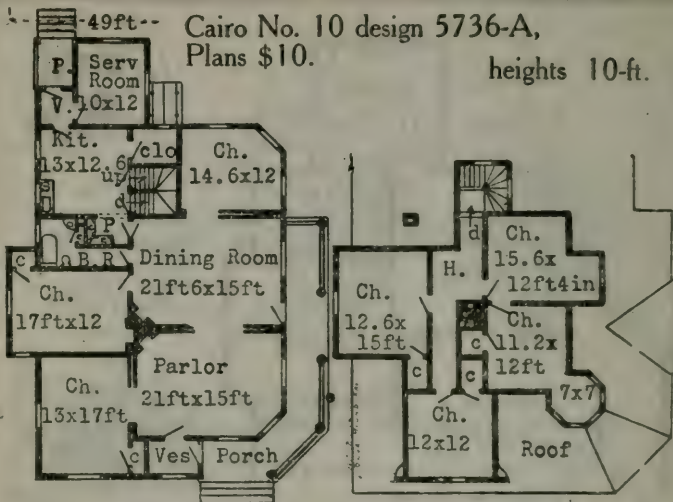
-735-

ARTISTIC HOMES

--49ft--

Cairo No. 10 design 5736-A,
Plans \$10.

heights 10-ft.



Plans \$10.

-736-

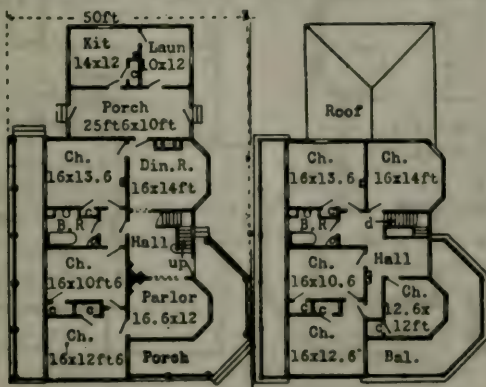
Cairo No. 11 design 5736-B, story heights 10-ft.

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ARTISTIC HOMES



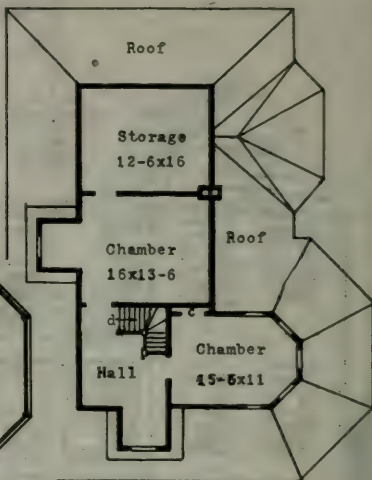
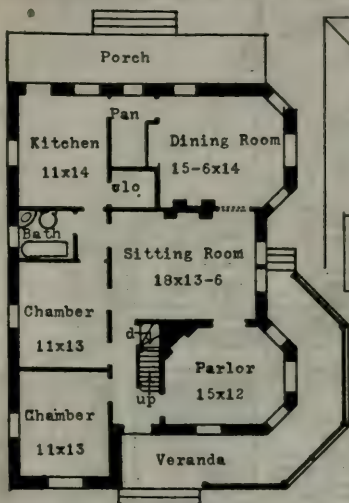
Cairo Cottage No. 12 design 5737, full story heights 10 ft 6 and 10. See pages 730 to 738. Plans \$15.



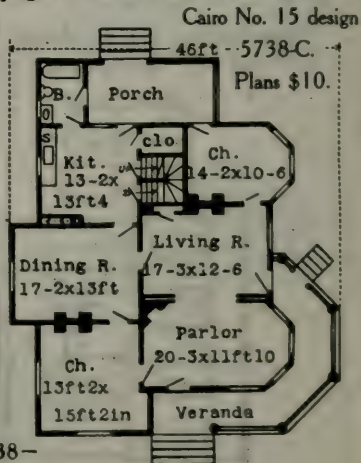
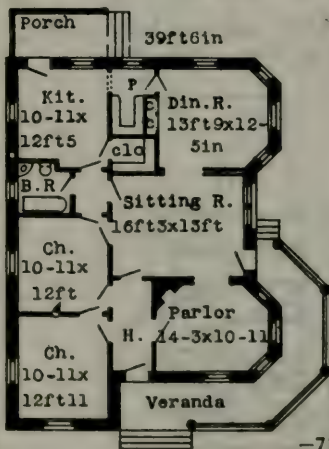
- 737 -

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ARTISTIC HOMES



Cairo Cottage No. 13 design 5738A, story heights 10 and 8 ft. In stone. See pages 730 to 738. Plans \$10.



-738-

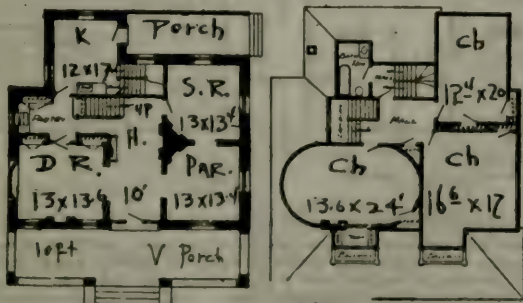
Cairo Cottage No. 14 design 5738-B. Plans \$10. In stone.

ARTISTIC HOMES



You always get especially harmonious results when the architect, owner and builder work together. Any builder who knows me will tell you "There's a vast difference between plans of Chivers' office and those so-called plans turned out by publishing concerns."

WILLOW PANT RESIDENCE, -Design 2324M; Cost in stone and shingles, \$2947 to \$2499; plans, \$45. See page 65

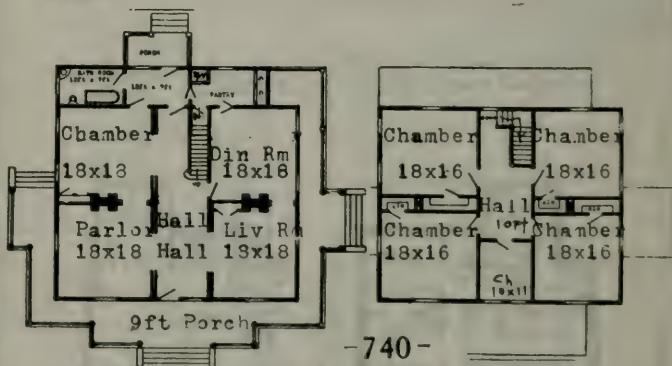


-739-

ARTISTIC HOMES



SERVIA RESIDENCE.—Design 2245-N; cost in frame, \$2,390 to \$2,495; plans, \$35. Special features: Large rooms; attractive veranda; good flue connections to all rooms.



-740-

INFERIOR DESIGNS ARE MONUMENTAL EYE-SORES.

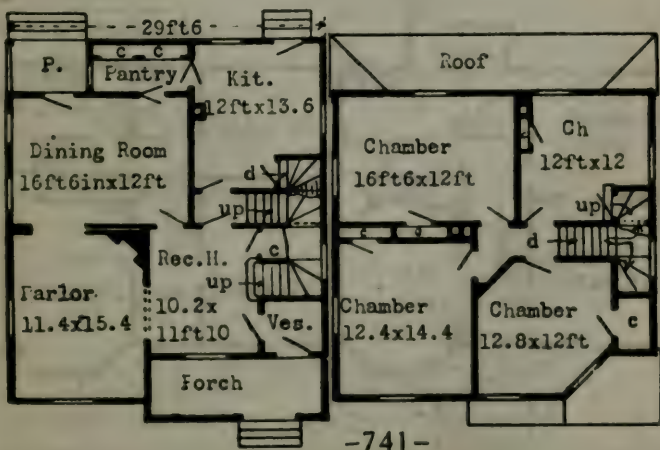
A modern and progressive up-to-date individual would not think of wearing a garment unless taken from some authoritative plate of fashion, and at that, a new garment is usually in use less than a year's duration. Yet many will allow a novice to draft plans of their building, which will be an eye-sore for generations, when for less money, at the outset they can secure ideas and drawings of an architectural expert whose aim, for reputation's sake alone, will be to produce the best possible effects for the least sum of money.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



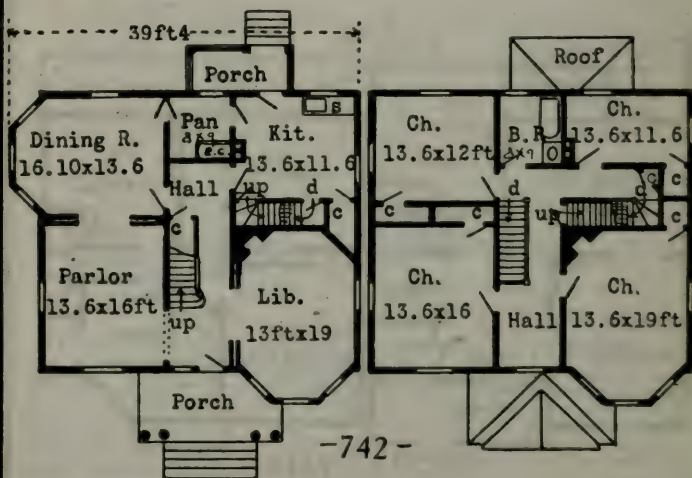
PITTSFIELD RESIDENCE.—Design 528-O; in frame, \$1,268 to \$1,489; plans, \$10; width, 28 ft. 10 in. by 34 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Inexpensive tower, compact plan, plain, simple design. Modifications: House would look well with tower eliminated. See page 65.



ARTISTIC HOMES



OREGON RESIDENCE.—Design 839M; in frame, \$1,490 to \$1,598; plans, \$15; width, 35 ft. 10 in. by 30 ft. 10 in.; width over all, 39 ft. Story heights, 9 ft. Special features: Plain, simple roof treatment and a well-balanced, easy to construct design.

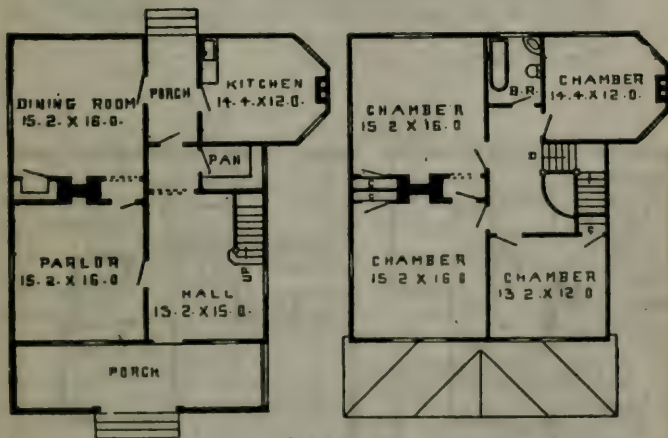


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



WELLS RESIDENCE.—Design 4371M; in frame, \$1,498 to \$1,600; plans, \$15; width over all, 31 ft. 8 in.; story heights, 9 ft. Special features: Large reception hall; a door can be put in direct to dining-room. Modifications: The plans show a more attractive exterior. See page 65.



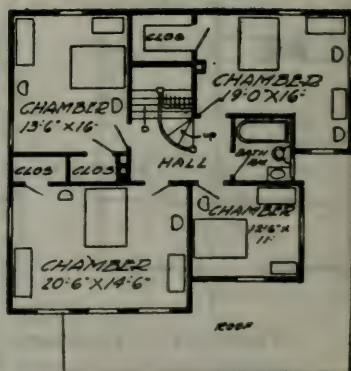
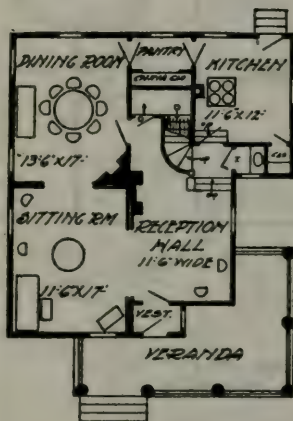
-743-

THESTONIA RESIDENCE.—Design 1914-O; cost in frame, \$1,492 to \$1,580; plans, \$10. See page 65.

ARTISTIC HOMES



MARSELLES RESIDENCE.—Design 100,027M; cost \$2203 to \$2406; plans, \$25; size 34x36. Special features: wide reception hall, with fire place, attractive combination front and rear stairs.



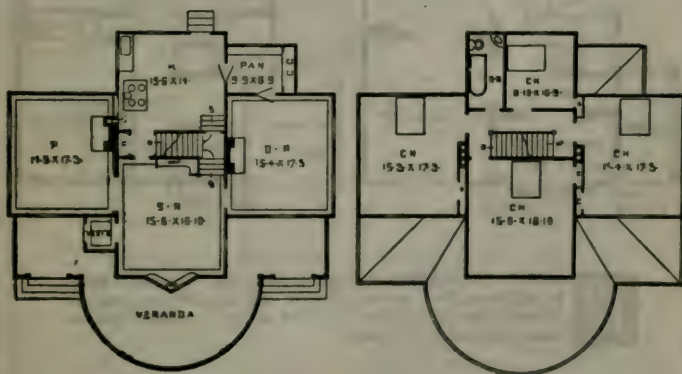
-744-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

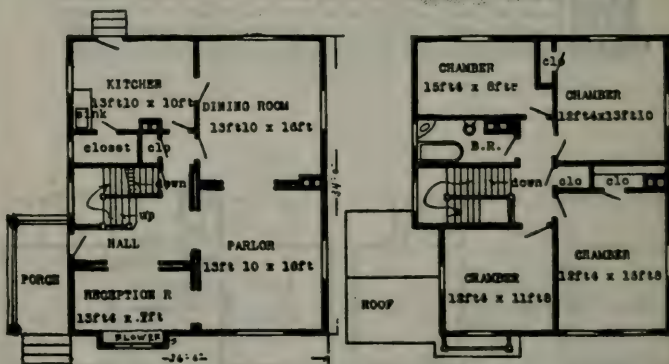


WESTON RESIDENCE.—Design 4898-N; in frame, \$1,900 to \$2,200; plans, \$20; width over all, 47 ft.; story height, 10 ft. in the clear. Special features: Large veranda; attractive colonial design; good outlines; bay in front; combination stairs. A good Southern house.



-745-

ARTISTIC HOMES



AMSEY RESIDENCE.—Design 1929-N; cost in frame, 1,492 to \$1,580; plans, \$10. Special features: Large chambers; attractive reception room; a good corner-lot design; a square, compact house; economical to build.

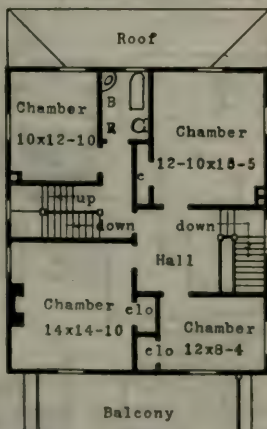
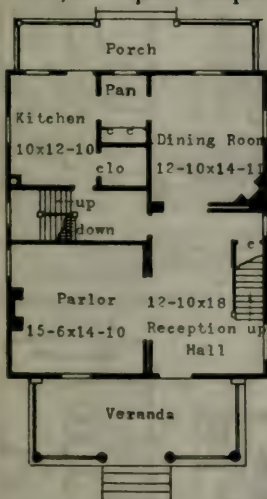
-746-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Pacheco design 5747, story heights 10 and 9-ft., width 30-ft., 6. Square compact economical house. Plans \$12



Fort Bragg, Cal., June 1, 1906.
Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:—

I take extreme pleasure in certifying that the photograph sent you herewith is that of my cottage built from your plans. This picture was taken subsequent to the great California earthquake. Most all structures in this town which were hit terrifically were either demolished or damaged. I am as proud as a peacock of your work and have received many congratulations on possessing an earthquake-proof house.

Sincerely yours,

ROBERT GARDNER, D. D. S.

-747-

HERBERT C. CHIVERS CO. ARCHITECTS

An artistic sketch of a two-story house. The house features a central tower with a conical roof. The main body of the house has a gabled roof with decorative elements. There are several windows, some with shutters. A porch with a railing runs across the front of the house. The drawing is done in a simple, sketchy style with cross-hatching for shading.

[illegible]

A hand-drawn floor plan of a building. The plan shows several rooms and corridors. Rooms are labeled 'cb' (likely 'chambre' or 'cabinet') and have dimensions: '10x13', '13x16', '14x15', and '10x13'. There are also labels for 'Habit' (habitation) and '104/13'. The drawing is simple, with lines representing walls and doors, and text indicating room types and sizes.

Hand-drawn floor plan of a house. The layout includes a central hall (H) with a staircase. To the left is a bathroom (BATH) with dimensions 12-10-8. To the right of the hall is a bedroom (c. Cham.) with dimensions 15x13. Below the hall is a bedroom (ch.) with dimensions 12x12. At the bottom left is a bedroom (ch.) with dimensions 11x12. At the bottom right is a bedroom (ch.) with dimensions 13.9x15. A porch (P) is located at the bottom left. A roof area is indicated at the top. The drawing is labeled '12-10-8' and '15x13'.



-Design 6046M:

K 10x12

Din R 13x15

Par 15x15

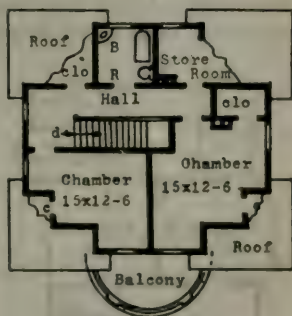
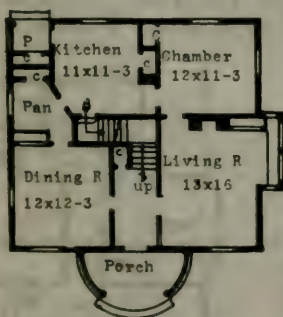
Porch 23x16

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



I send you herewith photo of the house which you planned for me. I found the special advice given of great benefit, and you shall certainly hear from me when I build again.
 MRS. MARCUS B. ALLEN, Tom's River, N. J.



Pahranagha design 5749, width 34-ft., width over all 36-ft., story 9-ft. 6 and 9-ft. Plans \$15.

Not until too late, does the average owner realize how easy a building can be utterly ruined, and possibly then he will not notice it until it is pointed out. Yet, if Tom, Dick and Harry's suggestions are followed, in preference to those of the original designer, who understands and sees the building in its completeness, there will always be something to it that will appear common-place.

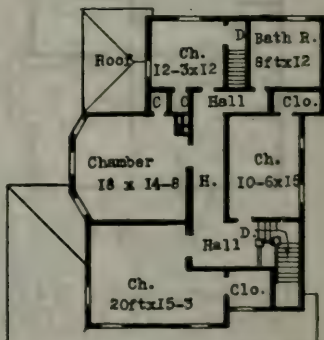
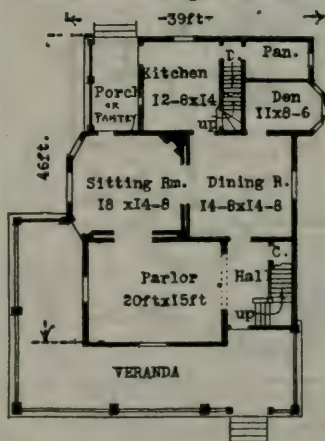
-749-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Otero design 5750, story heights 9-ft. 6 and 9. Clean-cut exterior, large rooms, den off dining room. Plans \$10



-750-

Many clients cannot make a proper distinction between the word "Architect" and "Builder". Both are separate occupations. A great many believe that any crude outline of a floor plan and exterior view constitutes plans. This is a mistake, plans of this kind are in fact only the preliminary step. That's why you see so many common-place houses.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



McDonald, Pa., Dec. 5, 1911.

Mr. Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:—

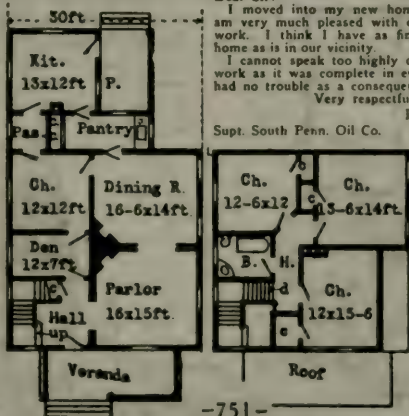
I moved into my new home last month and am very much pleased with every detail of the work. I think I have as fine and complete a home as is in our vicinity.

I cannot speak too highly of the architectural work as it was complete in every detail and we had no trouble as a consequence.

Very respectfully,

F. M. SCOTT.

Supt. South Penn. Oil Co.



A SKETCH



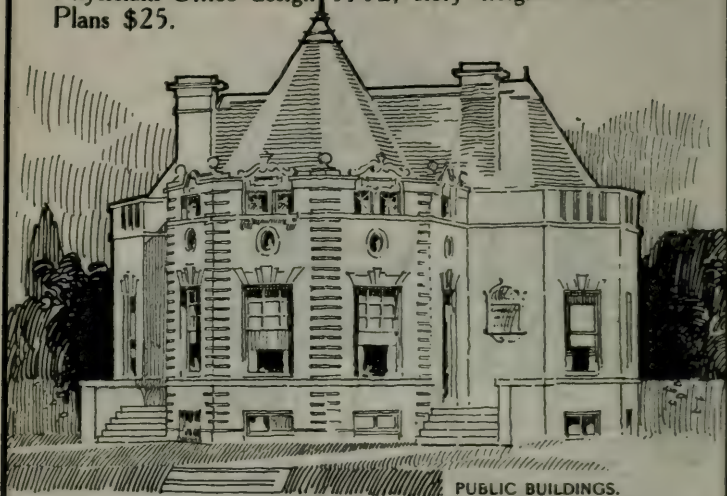
-751-

Osso design 5751, story heights 9 and 8-ft. 6, suitable for pastor's home. Chamber on first floor. Plans \$15.

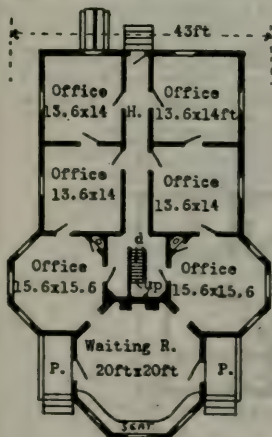
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Physicians Office design 5752, story heights 10-ft. 6.
Plans \$25.



PUBLIC BUILDINGS.



PARTIES interested in the erection of public buildings may secure unprejudiced advice through this office on matters pertaining to design, selection of preliminary drawings, letting of contracts, best methods of construction, etc. Price per consultation by mail, \$5.00 to \$10.00. Price for consultation and inspection \$40.00 per day and expenses.



-752-

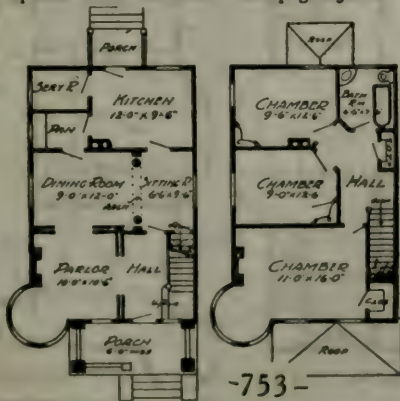
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



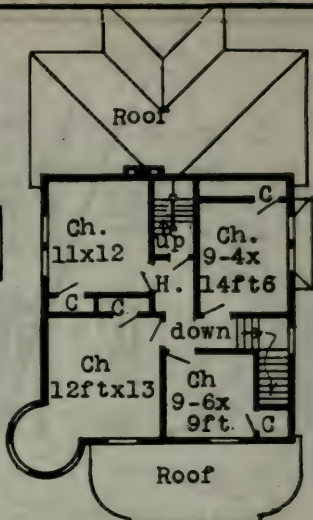
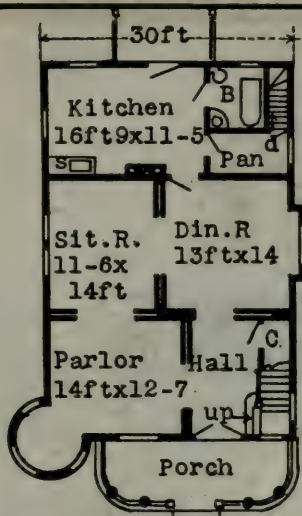
DUVALL RESIDENCE.—Design 4999-O; in frame, \$1225 to \$1398; plans, \$15; width, 20 x 31; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features; Compact plan, attractive and well ventilated dining-room, convenient servant's room.

Duvall Residence No. 2. Moore Shower design, same design as above, but gable is not cut off, with 12 x 13 parlor; 13 x 15 sitting-room with bay; 13 x 15 dining-room with bay, 10 x 10 pantry, 12 x 12 kitchen, rear stairs to basement, large rooms to second story, with bay over dining-room, and water-closet separate from bath-room. See page 65.



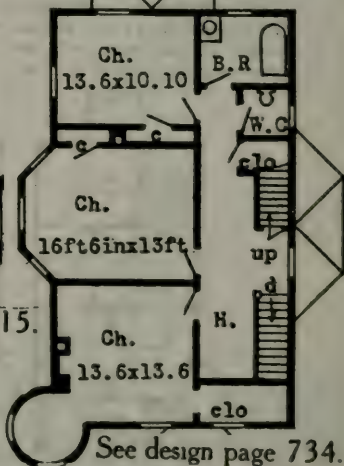
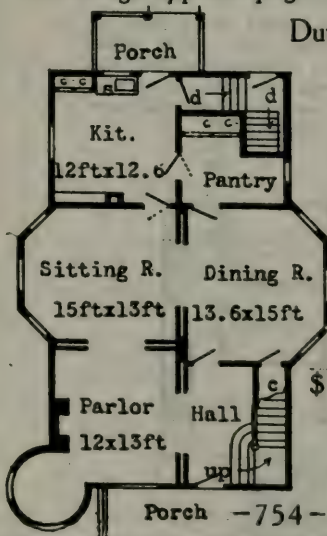
-753-

ARTISTIC HOMES



Duval No. 3 design 5754-A, story 9-ft 6 and 9.
See design opposite page 753. Plans \$15.

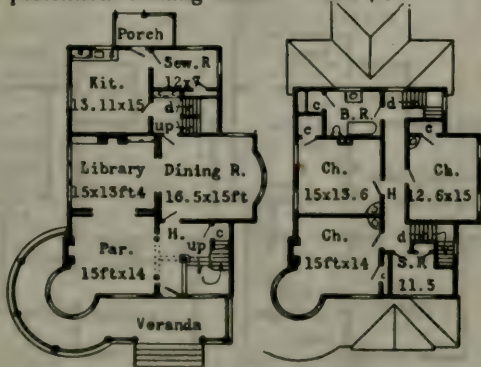
Duval No. 2 design 5754-B.



ARTISTIC HOMES

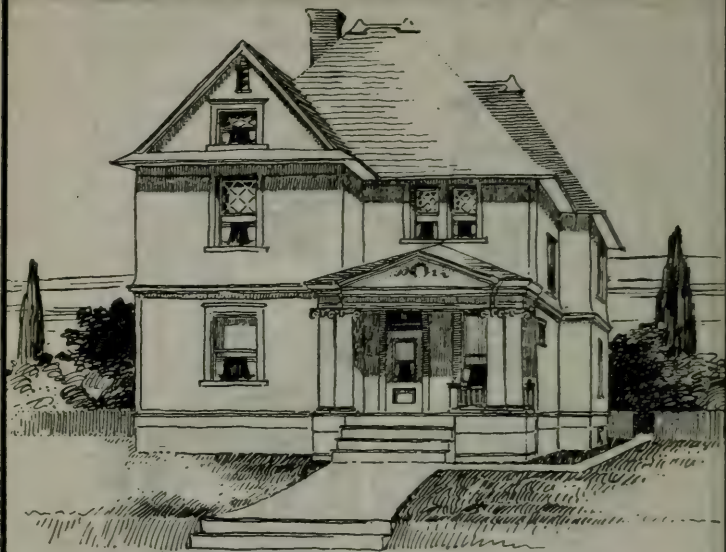


Oseuma design 5755, story heights 10 and 9-ft. 6.
Large pretentious looking home. Plans \$15.

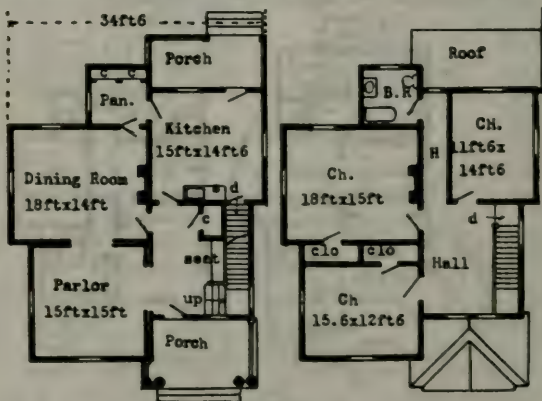


-755-

ARTISTIC HOMES



Orosi design 5756, story heights 9-ft. 6 and 8 ft.-6.
Plain neat exterior. Plans \$10.



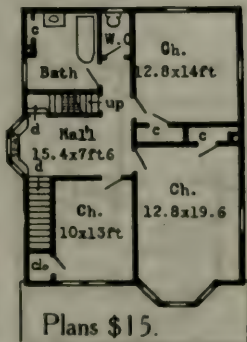
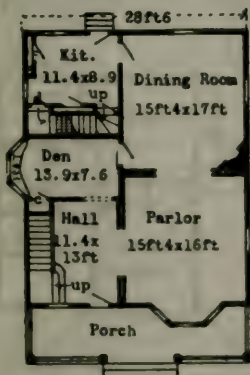
-756-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



The plans received of you were satisfactory. No trouble whatever in putting house together. Builder compliments you highly.—Mrs. F. S. Osborne, Youngstown, Ohio. (Second unsolicited testimonial.)



Plans \$15.

-757-

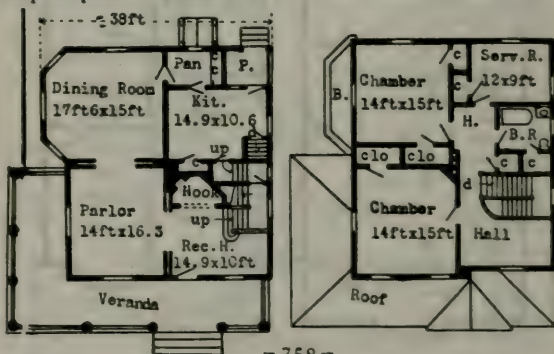
Oronfino design 5757, story heights 9 and 9-ft. Suitable for Pastor's home. The den and bay-shaped hall above are particularly unique features for such a compact plan.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Oneta design 5758, story heights 9-ft. 6 and 9 Square compact plan. Plans \$10.



-758-

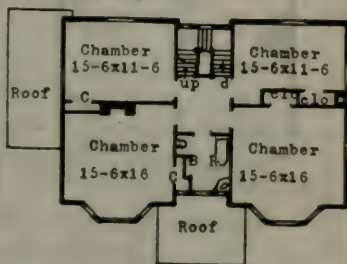
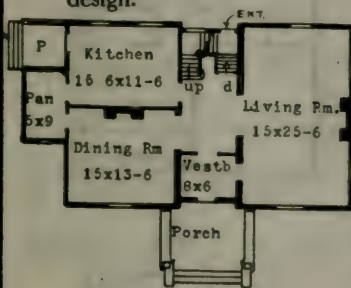
Plans for residence drawn by you gave entire satisfaction as to style, convenience and modern appearance. I am well pleased.—W. F. Loyd, Fair Mo. (Second unsolicited testimonial.)

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Goodlady design 5759, width over all 46-ft, story heights 9-ft. 6. A particularly unique English half-timber gable design.



Webb City, Mo., Sept. 22, 1919
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

I desire to say that I am very well pleased with plans furnished by you and with the result attained and could not be better satisfied than we are with our new home. It is situated

upon a prominent corner and has attracted a great deal of attention and favorable comments from people of this and surrounding towns.

Thanking you for your assistance and recommending you and your methods to any contemplating building, I beg to remain

Yours truly,

W. E. LOEHR,

-759-

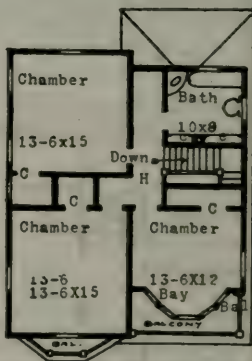
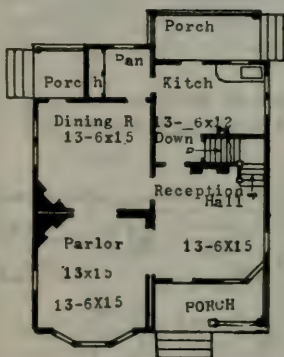
Arch. S. E. and S. F. R. R.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Anchiota design 5760, story heights 9-ft. 6, width 28-ft. 6. Well-lighted Reception Hall. Plans \$15.



Lanark, Ill., Feb. 15, 19

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

Having completed my house after the plan bought from you desire to say we are more than pleased with it in every way, and receive many congratulations as to the appearance of same. Can conscientiously recommend any who wish to build to call on you for designs and plans.

Respectfully,

J. M. GLOTFELTY

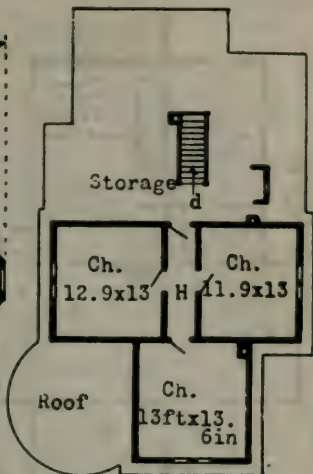
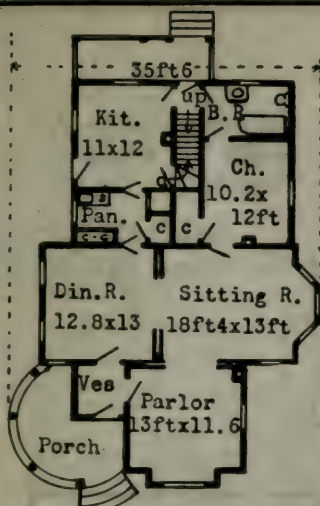


- Sketch

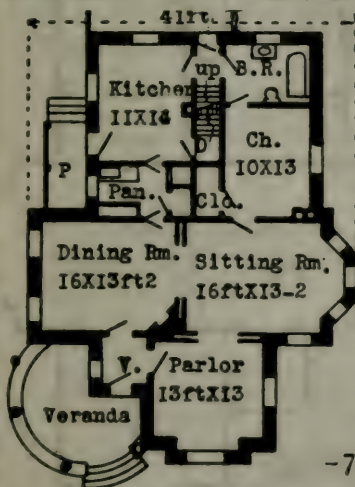
-760-

HERBERT C. CHIVERS CO. ARCHITECTS

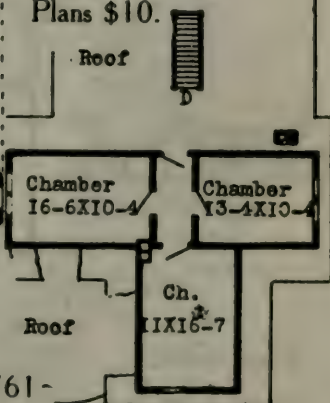
ARTISTIC HOMES



Cliffwood No. 2 design 5761-A, story heights 9-ft 6 and 8. See design page 764. Plans \$10.

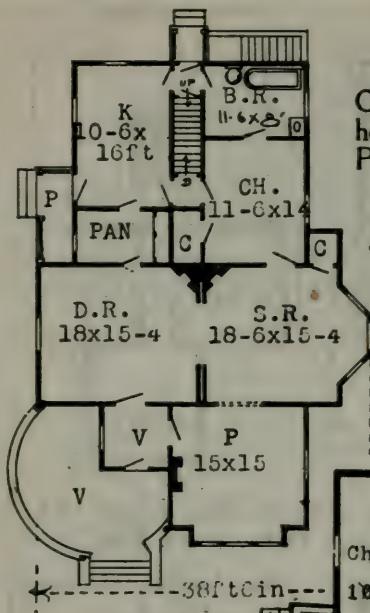


Story heights 9-ft and 8-ft cut to 6-ft
Plans \$10.



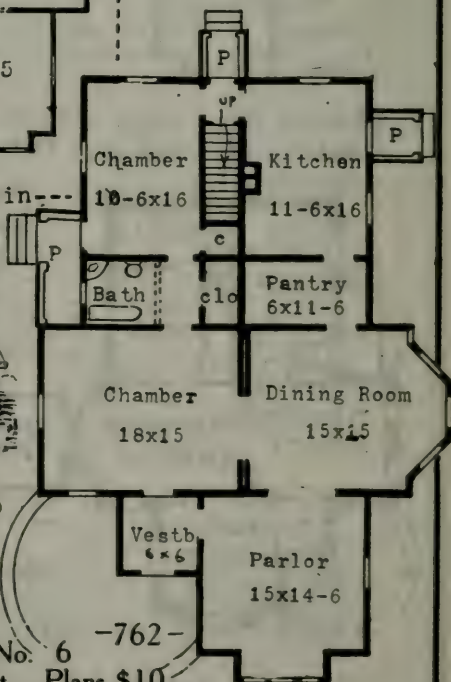
Cliffwood No. 4 design 5761-B,

ARTISTIC HOMES



Cliffwood Cottage No. 5
heights 9-ft 6 and 8.
Plans \$10.

design 5762-A,
See pages 761-763-764



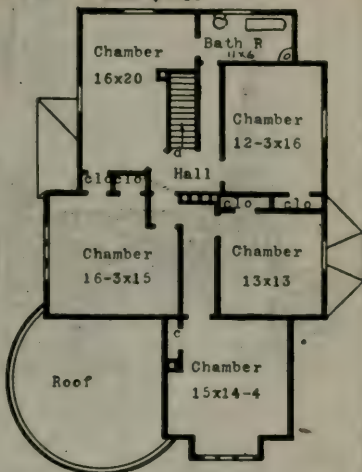
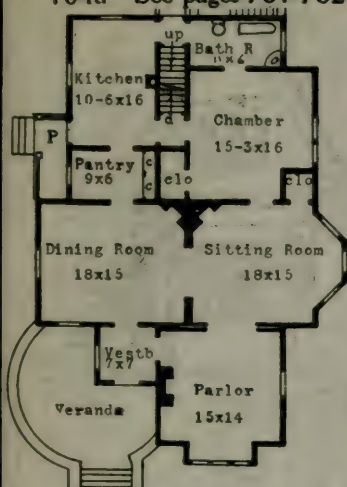
design 5762-B,

Cliffwood Cottage No. 6
heights 9-ft 6 and 8-ft. Plans \$10.

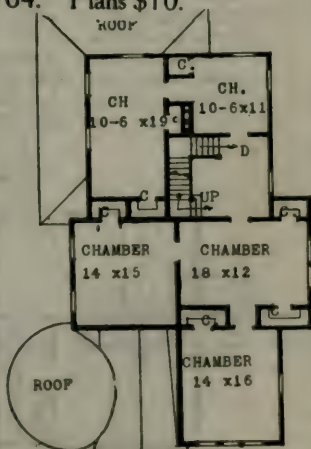
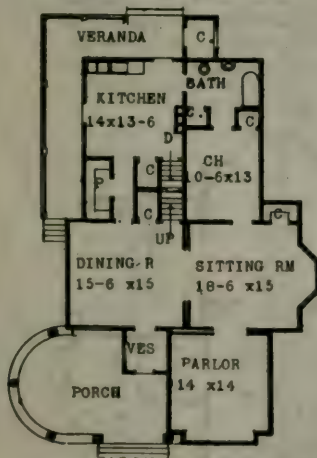
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Cliffwood No. 7 design 5763-A, story heights 10 and 10-ft. See pages 761-762-764. Plans \$10.



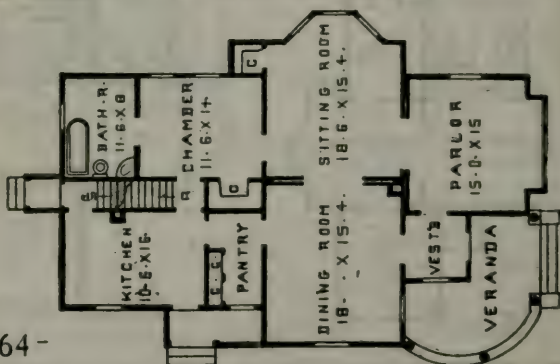
Cliffwood No. 8 design 5763-B, story heights 10 and 9-ft. 6. See pages 761-763-764. Plans \$10.



ARTISTIC HOMES



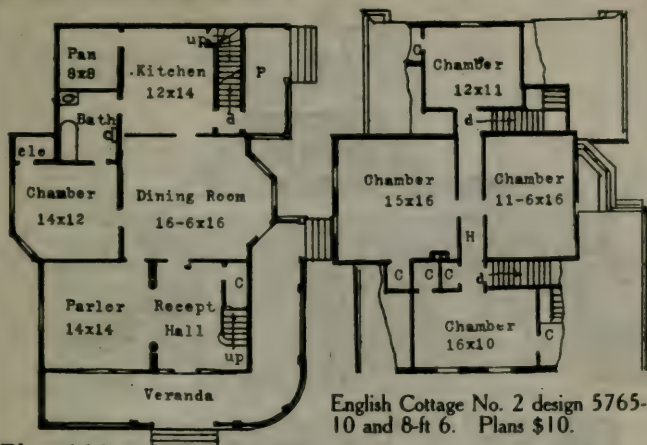
CLIFFWOOD COTTAGE.—Design 7058-0; in frame, 10 ft. story, \$1,099 to \$1,198; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. Modification No. 2: Garfield design; parlor 12x13 ft.; sitting-room 13x15 ft.; dining-room 12x13 ft.; chamber 10x12 ft.; kitchen 12x11 ft., and three rooms above; plans \$10. Modification No. 3: Johnson design; parlor 13x12, with fireplace; sitting-room 12x13 ft.; dining-room 19x16; kitchen 13x12, with open stairs; bath-room and two 12x10 chambers above with no rear stairs; plans \$10. See page 65.



- 764 -

HERBERT C. CHIVERS CO. ARCHITECTS

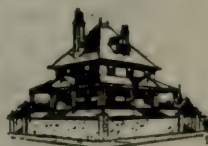
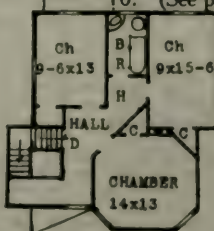
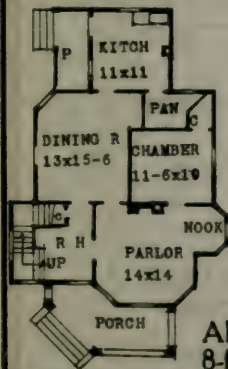
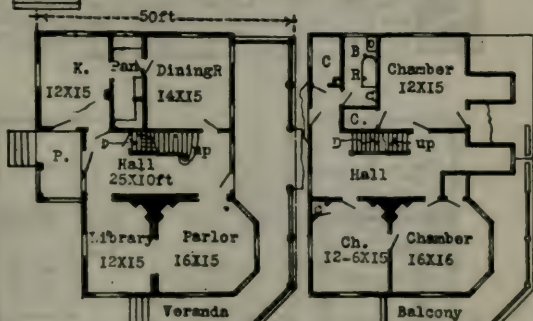
ARTISTIC HOMES



Plans \$10.



Sketch.



-765-

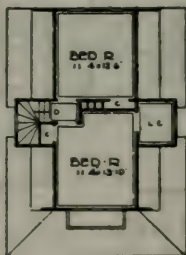
ARTISTIC HOMES



SAN DIEGO COTTAGE.—Design 1648-N; in frame, \$350 to \$1,240; plans, \$5; width, 27 ft. 8 in. by 29 ft. 8 in.; story heights, 9 ft. 6 in. and 8 ft., side walls cut down to 5 ft. Have \$10 stock plans with side hall entrance, with door from hall to dining-room, stairs going up out of hall instead of front room.



FIRST STORY



SECOND STORY

Georgetown, S. C., Aug. 17, 19
Mr Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

The building you planned is all "O. K." I completed same and moved into it the early part of December last and find the plan exceedingly convenient and comfortable. Every one who has been through the house admires it.

—766— Yours very truly,

H. L. SMITH.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

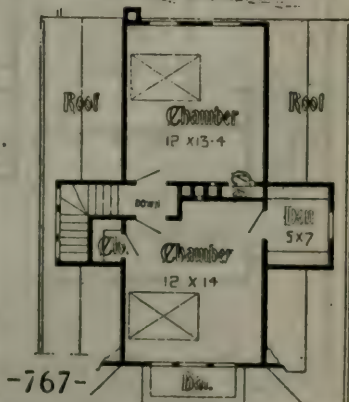
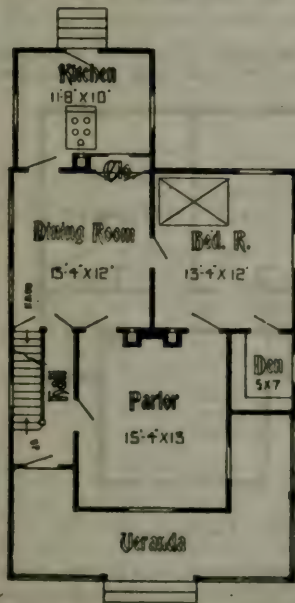
Enclosed please find photo of church, the first one I took of the building. As far as your work is concerned I am well pleased.

REV. FR. TH. A. WOLTERS, Annawan, Ill.

San Diego No. 4, Hackman design, same as above, with 12x12 ft. kitchen addition, with large pantry, and large 8x8 ft. rear porch back of present kitchen; with first arrangement of plan as in San Diego No. 2 except parlor is 15x15; dining-room 14x13; bed-room 13x13. See page 65.

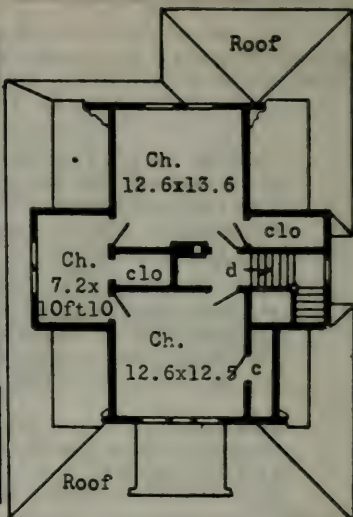
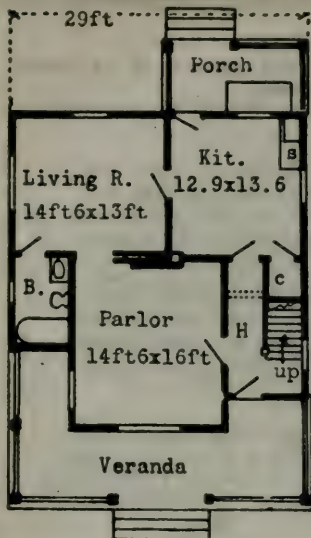
San Diego No. 5, Swavely design, same as San Diego, with the following changes: Porch across front only; parlor, 15x12; side hall at stairs, extending to front porch; kitchen 11x14 back of hall; dining-room in place of present kitchen 12x12; with 5x12 pantry back of this; three chambers above sizes, 13x12, 12x14, 10.6x14 ft.

SAN DIEGO COTTAGE NO. 2.—Design 100,190-0; in frame, \$750 to \$850; plans, \$5; width, 27 ft. 10 in. by 39 ft. 4 in.; story heights, 9 ft. 6 in. and 8 ft. (cut down at sides to 5 ft.). See view on opposite page, See page 65.

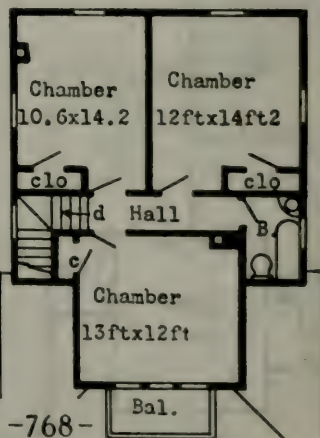
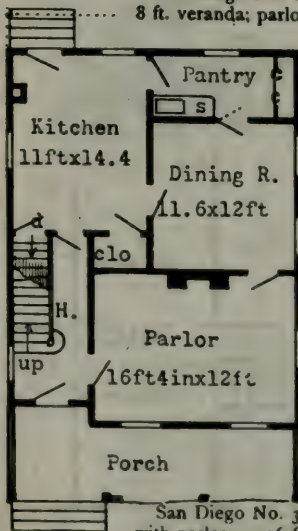


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ARTISTIC HOMES



San Diego No. 6, Geiseke design, same as San Diego, with 8 ft. veranda; parlor, 14.6x16 ft.; with large front window;



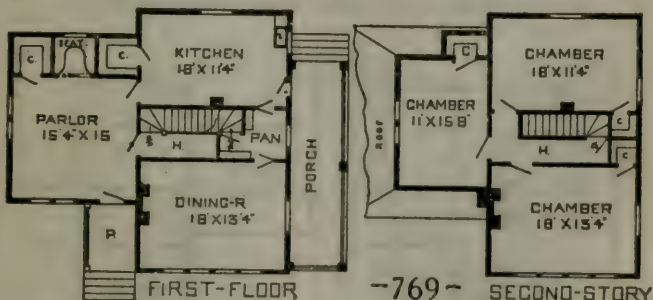
-768-

San Diego No. 3, Mapledom design, same as San Diego, with parlor 12x16 ft.; with stairs starting up direct from hall,

ARTISTIC HOMES



ENGLISH HOUSE.—Design 878 M; in frame, \$1298 to \$1498; plans, \$25; width, 32 ft. 10 in. by 32 ft 8 in.; width over all, 40 ft.; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features; Plain neat exterior. See page 65.



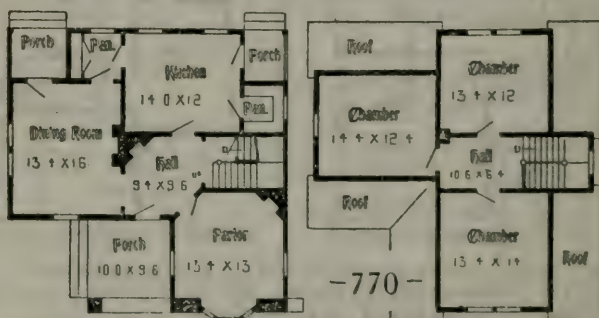
About three years ago I erected a dwelling all complete from plans prepared by you. It has proved very satisfactory and has received more complimentary notices than any structure of the kind in the city as to style and inside arrangement and finish. We are highly pleased with your work.
MR. AND MRS. R. M. ROBERTS, RED OAK, IOWA.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



OAKLAND RESIDENCE.—Design 1877 M; in frame, \$1608 to \$1799; plans, \$15; story heights, 9 ft. cut down to 5 ft. 6 in. walls to second story. Special features—Stone front, ornamental English gables; other walls covered with shingles. See page 65.



Your plans as shown in "Artistic Homes" and "The Cottage Builder" are the best we have seen.

MRS. T. W. GIBSON MOSS, (Monterey Co.), Cal.

ARTISTIC HOMES

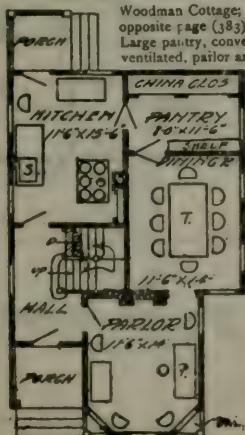
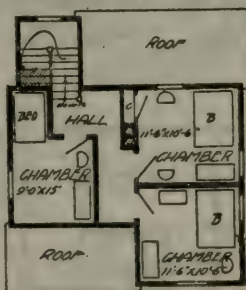
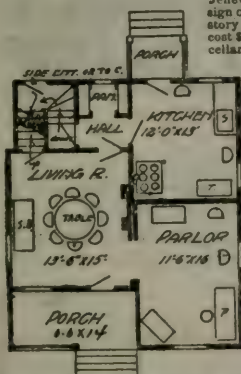


— Woodman Cottage. —

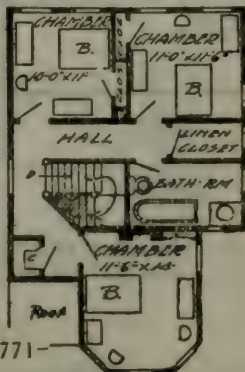


— JENEVA Design. —

Jeneva Cottage, Design 1218M; plans, \$10; see design on opposite page (883); size, 27 x 30 ft. 6 in. story heights, 9 ft. 8 in.; front chamber full story; cost \$1190 to \$1499; Special features; combination cellar entrance. See page 228

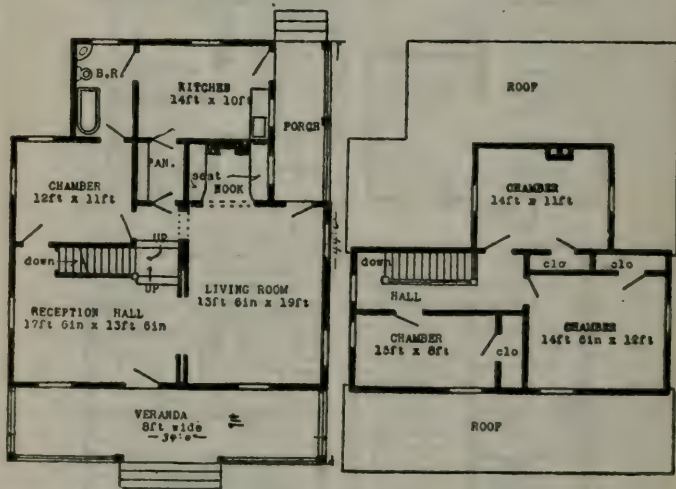
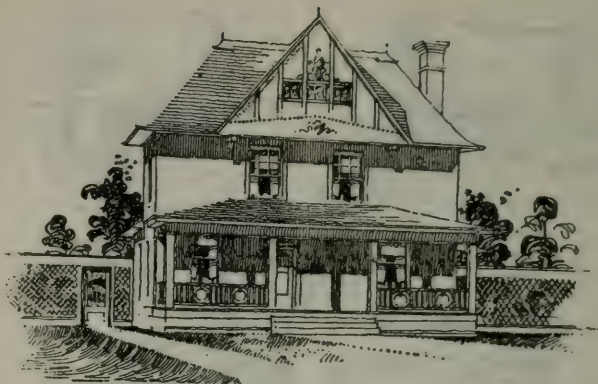


Woodman Cottage; Design 1221M; plans, \$10; see design on opposite page (383); size 24 ft. 6 in. x 38; story heights, 9 ft. Large pantry, convenient stairs, good size bath room, well ventilated, parlor and front chamber; cost, \$1092 to \$1198



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ARTISTIC HOMES

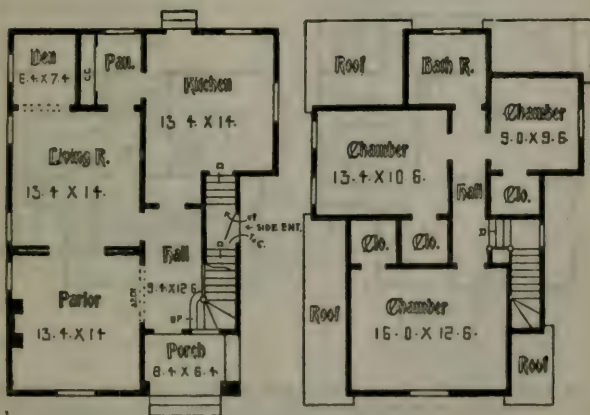


MARENCE RESIDENCE.—Design 1980M; cost in frame \$1,492 to \$1,590; plans \$10. See page 65.

ARTISTIC HOMES



RICH RESIDENCE.—Design 1871M; in frame, \$1,298 to \$1496; plans, \$15; width, 28.2 x 36.19; story heights, 9.6 and 8.6 in nearly full story. Special features; Plain,—neat exterior, suitable for stained shingles; combination inside and outside cellar entrance. See page 65.



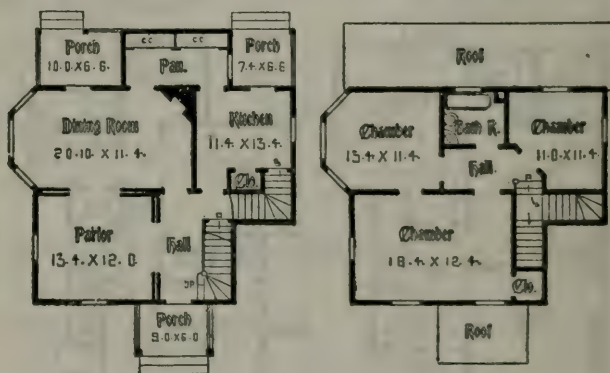
-773-

ARTISTIC HOMES

Am pleased with results.—Fred Enfield, Lyons, Neb.



MUSCATINE COTTAGE.—Design 1951 M; in frame: \$1195 to \$1385; plans, \$15; width over all, 33 ft. 8 in.; story heights, 9 ft. 6 in., and 8 ft. 6 in. Special features; Large dining room, compact plan, combination stairs. See page 65.

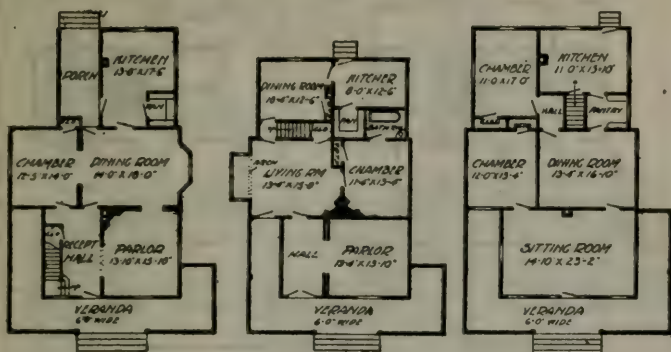


I am thoroughly pleased and regard your plans a work of art. Your specifications are also full and completely protect the owner from a legal standpoint.
H. W. POGUE, Attorney at Law, Jerseyville, Ill.

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HERBERT C. CHIVERS CO. ARCHITECTS

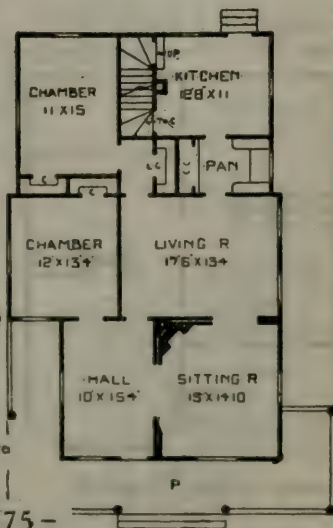
ARTISTIC HOMES



DEADWOOD COTTAGE.—Hill Design 1810-0; in frame, \$950 to \$1,150; plans, \$8; (see index for Deadwood plan No. 2); width, 31 ft.; width over all, 39 ft.; story heights, 10 ft.; (space for two rooms above). Special features: Simple roof treatment; a very practical plan. See page 65.

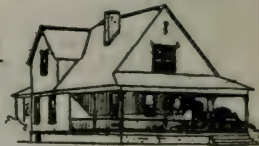
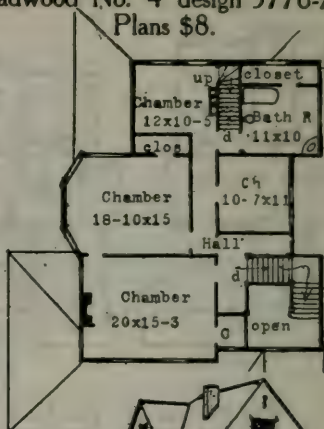
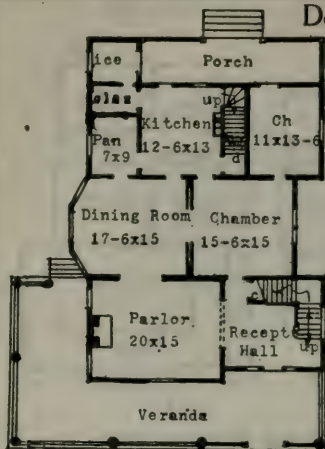


"Who sees only the first outlay will live to have more bills to pay."—Anon.



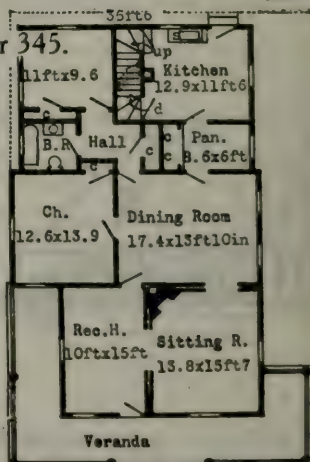
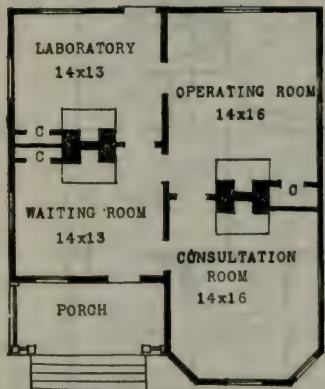
ARTISTIC HOMES

Deadwood No. 4 design 5776-A.
Plans \$8.



story heights 10-ft. and 9-ft. 6.

Gypsum No. 2 design 5776-C,
Plans \$20. See reversed exterior 345.



story heights 10 and 9ft. - 776 - Plans \$8.

Deadwood No. 5 design 5776-B; story heights 10-ft.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



DYERSBURG COTTAGE NO. 2.—Design 6030 7; in frame \$1200 to \$1398; plans, \$5; width over all, 30 ft. 7 in.; story heights, 10 ft. and 9 ft. Special features; well ventilated rooms. See Dyersburg No. 1 on page 779 See page 65.

Cardington, Ohio, June 14, 19

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

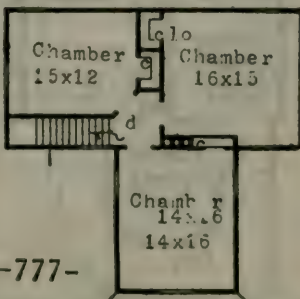
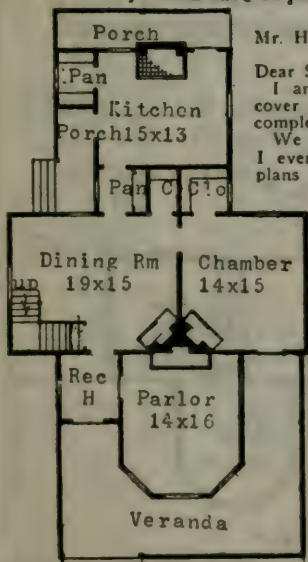
I am sending you this day under separate cover a photo of house taken soon after it was completed.

We think a great deal of our home, and should I ever build again it would certainly be from plans prepared by Herbert C. Chivers.

Yours respectfully,

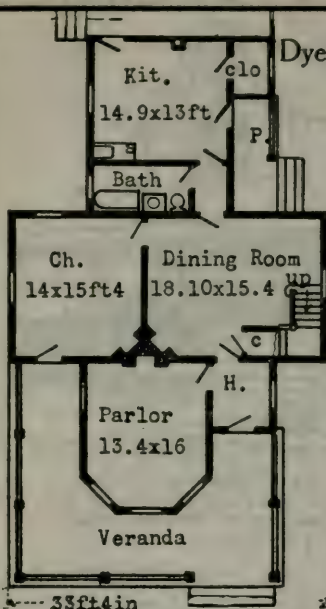
FRANK S. JONES.

(Dry Goods)

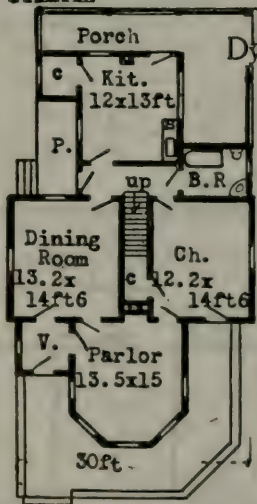
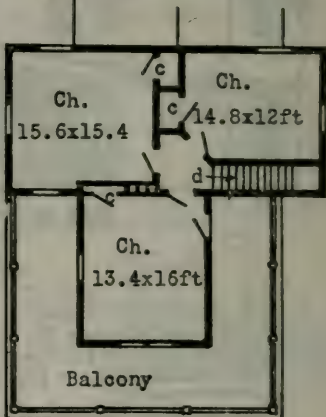


-777-

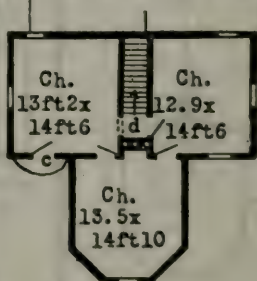
ARTISTIC HOMES



Dyersburg No. 4 design 5778-A,
Plans \$5. See 777.
story heights 11
and 9-ft.



Dyersburg No. 5 design 5778-B,
Plans \$5. See 777.
Roof story heights 9 and
8-ft 6.



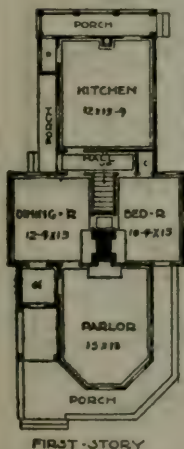
-778-

ARTISTIC HOMES

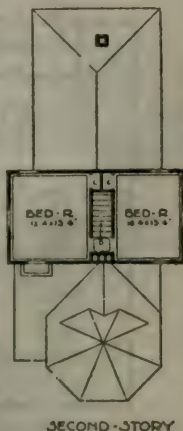


DYERSBURG COTTAGE.—Design 1621 O; in frame, \$699 to \$799; plans \$5; width 27 ft. by 39 ft. 4 in.; story heights, 9 ft. and 8 ft. cut down by roof at walls to 5 ft. Modifications See index for Dyersburg plan No. 2. See page 65.

DYERSBURG Modification plan, No. 1. Pool Design, with 13 ft. 5 in. x 15 ft. parlor; 12 ft. x 14 ft. 6 in. bed room; 13 ft. by 14 ft. 6 in. dining room; 6 ft. by 8 ft. bath room in place of closet at rear hall, with fire place in parlor and in extra bed room direct above parlor.

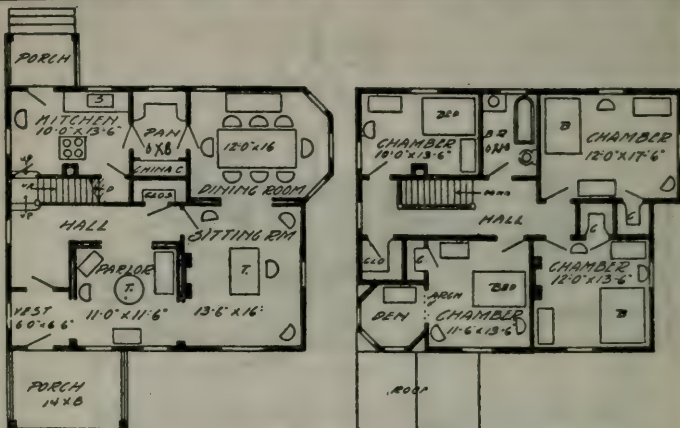


DYERSBURG MODIFIED No. 2. HOUGH plan, Parlor 16 ft. x 13 ft. Vestabule entrance on opposite side of house to 18 ft. x 15 ft. dining room with stairs, with 14 ft. x 15 ft. bed room in place of present dining room, with door to front porch, with triple triangular fire place at intersection of parlor, dining room and bed room, with 5 ft. x 10 ft. bath room at rear hall, 13 ft. x 14 ft. and three rooms above, with balcony roof to porch.

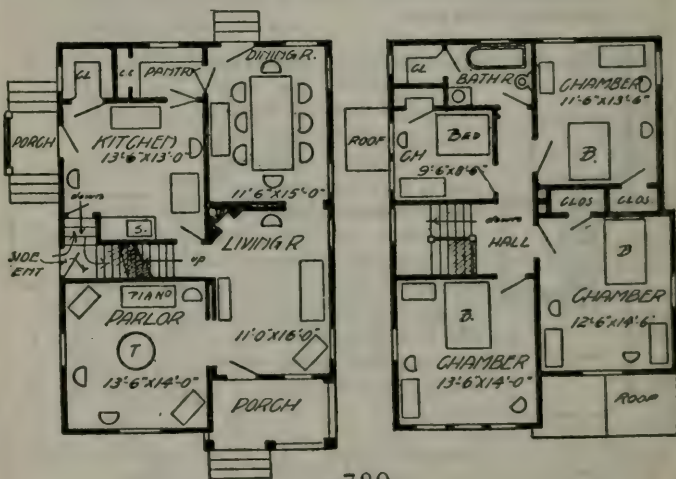


-779-

ARTISTIC HOMES



PAYNE COTTAGE.—Design 1209M; size, 24 ft. 6 in. x 30.; story heights, 10 ft. 9 in.; special features; small conspicuous parlor, large sitting room, well-ventilated chambers, combination stairs, den on second floor. Cos \$2098 to \$2290; plans, \$20. See design opposite page for design.



-780-

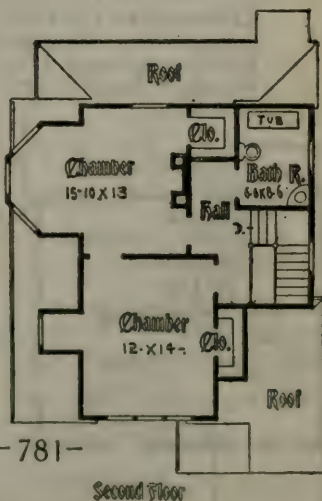
Slandish Cottage.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



CLIFTON RESIDENCE.—Design 6019-O; in frame, \$1298 to \$1499; plans, \$5; width, 25 ft. 6 in. by 35 ft.; Modifications. See index Birdsville Cottage. See page 65.

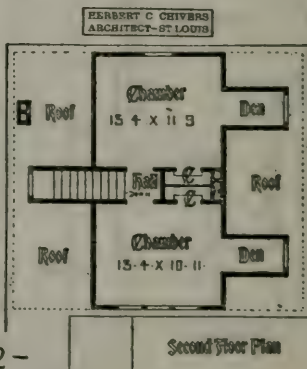


-781-

ARTISTIC HOMES



CARONDELET COTTAGE.—Design 6016-O; in brick and frame, \$1298 to \$1464; plans, \$10; width, 30 ft. 8 in. by 27 ft. 8 in.; full story heights, 9 ft. in the clear. Special features—Large living room; full story the upper rooms: 9 in. walls. See page 65.

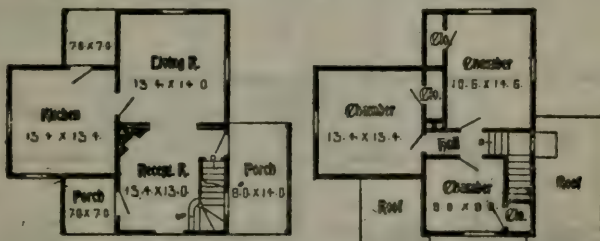


-782-

ARTISTIC HOMES



FAIRFIELD COTTAGE—Design 1857 O in frame, \$676 to \$799; plans, \$10; width, 28 ft. 2 in. x 29 ft.; story heights, 9 ft. and 9 ft. (full story.) Special features—Cottage like gable effect in front; economical porch roofing. See page 65.



House is just completed. It is the talk of the town. As it is different to anything yet built here, we have received many favorable comments on same. The house is up-to-date in every respect.

J. A. ADAMS, North Yakima, Wash.

The plans which you prepared for our new bank and office building have worked out all right. We are well pleased with the building.

ASHER R. COX, (Vice-President Orchard City Bank) Kentia, Ill.

Your plans of County Jail Building are complete in every respect and we are well pleased with them.

J. W. SHIELDS, (Real Estate), Pineville, Mo.

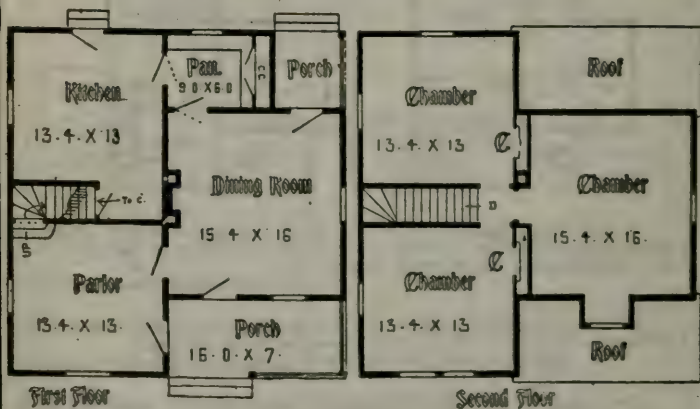
-783-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



REDLANDS COTTAGE.—Design 9061M; in frame, \$989 to \$1,096; plans, \$10; width, 30 ft. by 30 ft. 6 in.; story heights, 9 ft. and 9 ft. (front chamber full story.) Special features: A plain, practical house. See page 65.



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



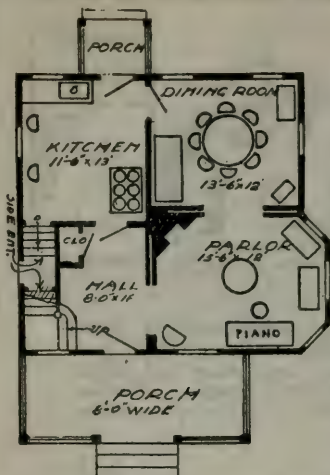
STONEBURY RESIDENCE.—Design 153-O; in frame, \$989 to \$1,185; plans, \$10; width, 21 ft.; story heights, 9 ft. and 8 ft. 6 in. Special features: Large pantry and closets; combination inside and outside cellar entrance. Modifications: Hall can connect with kitchen by leaving out closet. See page 65.



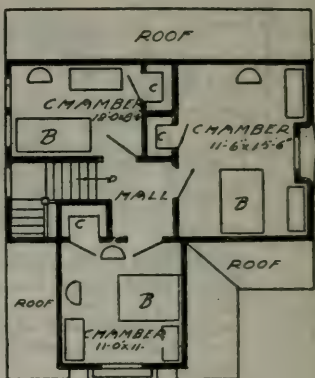
GRAYSBORO COTTAGE.—Design 4228-O; in frame, \$375 to \$475; plans, \$5; width, 22 ft. by 28 ft.; story heights, 9 ft. and 9 ft. 6 in., (front and rear walls 6 ft. high.) Special features: First story weatherboards, second story shingles. See page 65.

- 785 -

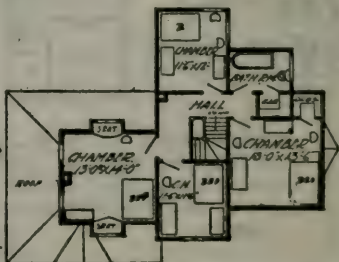
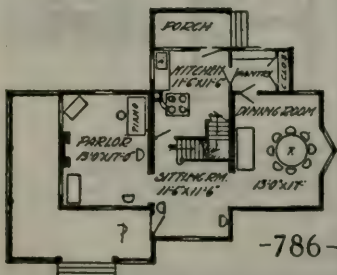
ARTISTIC HOMES



Algu Cottage, Design 1204M; size 26 x 26; cost \$1,090 to \$1,299; plans, \$20

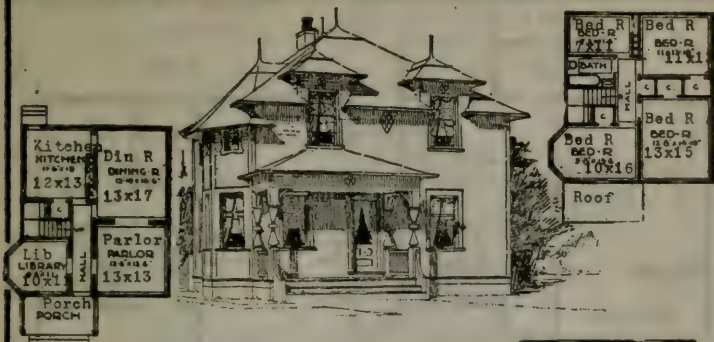


Magu Cottage, Design 1205M; size 40 x 29; cost, \$1,922 to \$2,249; plans, \$25.

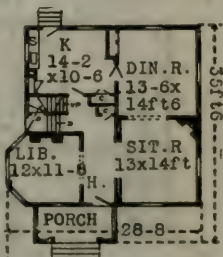
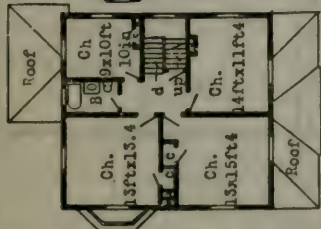
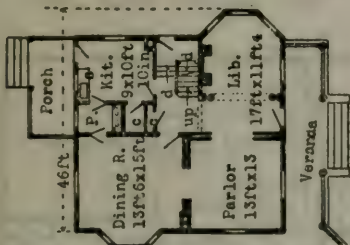
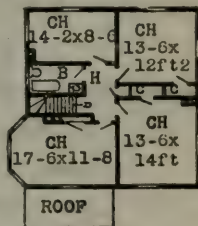


-786-

ARTISTIC HOMES



ST. LOUIS COTTAGE.—Design 1647-O; in frame, \$780 to \$899; plans, \$5; width, 25 ft. 4 in. by 30 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft., side walls of second story cut down to 6 ft. Special features: Compact plan; attractive front. Published in the July, 1899; Woman's Home Companion, Springfield, Ohio. We also have this plan with full story heights. Have \$10 stock plans, with the following changes, named Crutherville residence. General size, 27 ft. 8 in. and 29 ft. 6 in. with bath-room, with parlor, 13.4x13 ft.; library, 12x10 ft. 6 in.; dining-room, 13.4x15 ft.; story heights, 10 ft. and 9 ft. in the clear. See pages 197 and 198. See page 65.



-787-

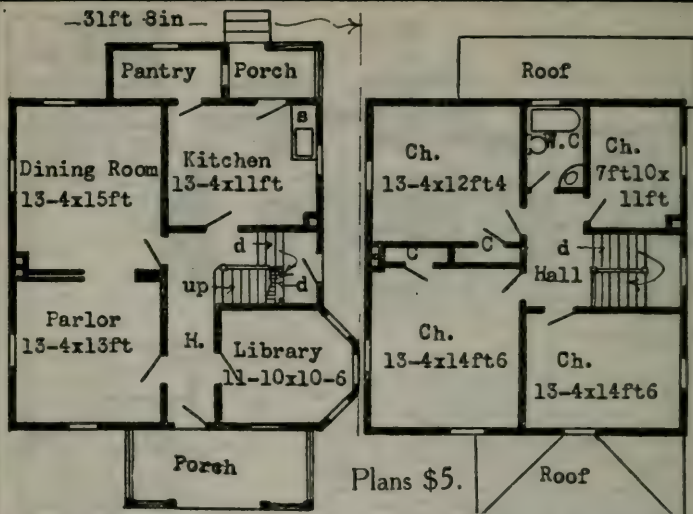
PUNBINEE RESIDENCE.—Design 2268M; cost in frame, \$1,702 to \$1,820; plans, \$10. See St. Louis Cottage.

Weiss, Design 9-O; in brick, 9 in. wall; cost, \$1790 to \$1998; plans, \$10. See St. Louis Cottage.

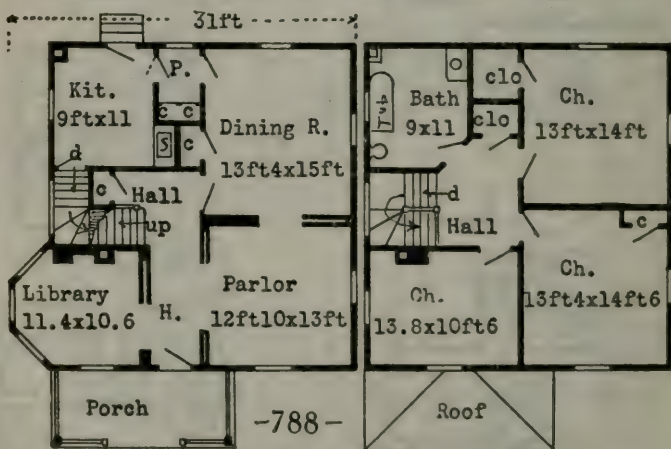
Above

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ARTISTIC HOMES



St. Louis Cottage No. 5 design 5788-A, story heights 9 and 8-ft 6. See opposite page 787

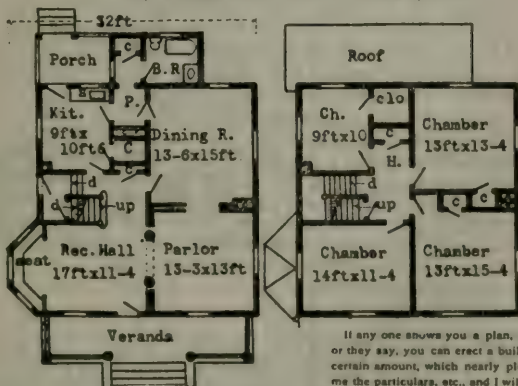


St. Louis No. 6 design 5788-B, story heights 9 and 8-ft 6. See opposite page 787. Plans \$5.

ARTISTIC HOMES

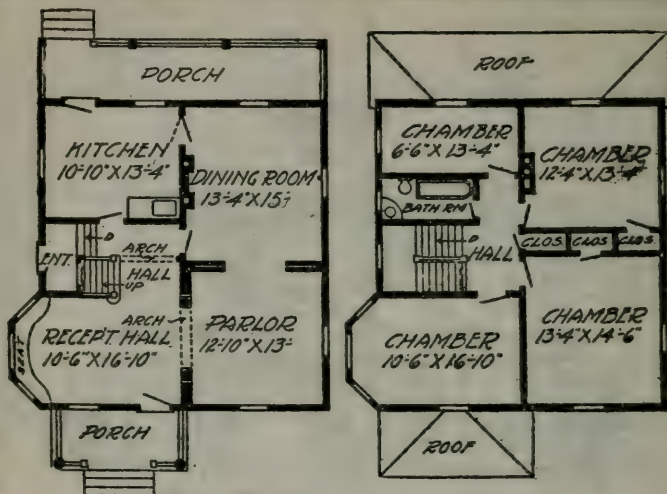


St. Louis No. 10. Plans \$5.



If any one shows you a plan, that you know, or they say, you can erect a building from for a certain amount, which nearly pleases you, send me the particulars, etc., and I will clearly indicate to you where you can save at least the cost of my fee, and I will furthermore look after the design and important constructive details, which, if followed out, insures the best results, giving your building a distinctive clean-cut appearance.

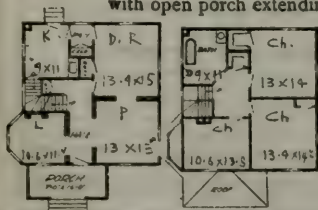
ARTISTIC HOMES



DARBY COTTAGE.—Design 59-O; cost, \$998 to \$1,192; size, 28 ft. 2 in. by 30 ft.; story heights, 6 ft. and 8 ft., full story; plans, \$8. See design of St. Louis cottage on page 787. A special feature of this plan is attractive stairs and combination side entrance and cellar entrance.

DARBY NO 2, Likins design, same as above, with 4 ft. pantry between dining-room and kitchen; with 6x7 bath-room on first floor; with general dimensions 32x30 ft.; with no bay to second story chamber; with full stories and dormer on roof; similar to Washington Residence. 491—Also see 787

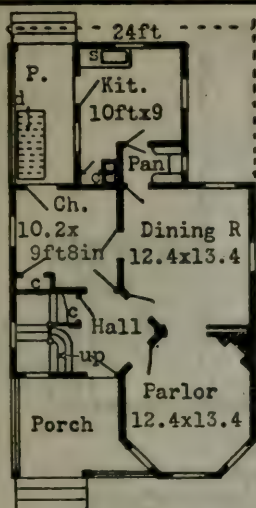
Darby plan No. 3, reversed Finley design, same as above, with sliding doors to parlor; with arch and large brick fire-place to library; with 5 ft. central hall; with 11.4 x 17 ft. library where reception hall now shows; with bay omitted to front chamber above; with pantry and pot-closet between kitchen and dining-room; with 3x8 bay to dining-room; with bath-room between two rear chambers; with porch across front; with open porch extending to dining-room bay.



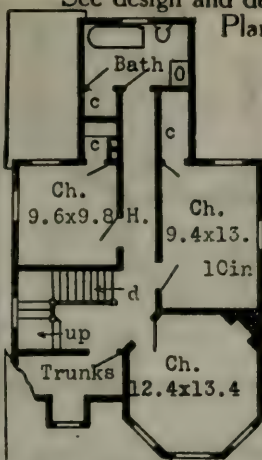
Norcatur, Design 10-O; cost, \$1,098 to \$1,192; size, 27.8 x 29.6 width over all, 31 ft.; plans, \$8; See design on page

-790-

ARTISTIC HOMES



See design and description below
Plans \$12.

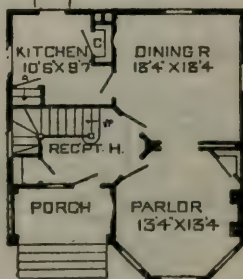


The detail drawings of economical and ornamental construction alone which I send out are worth ten times the value that ordinary plans are. In fact you cannot successfully put up a building of any kind without these details. Any competent and well-meaning builder will tell you this, and how much it facilitates matters.

Brison design 5791.
Story heights 9-ft 3 and 9.



FRONT.



MARVARD COTTAGE.—Design 870-O; in frame, \$1,198 to \$1,289; plans, \$5; width, 24 ft. 6 in. by 28 ft. 2 in.; story heights, 9 ft. 3 in. and 9 ft. in the clear. Special features: Compactness of plan; simplicity of exterior; a very practical plan; pleasing roof lines. Have modified \$5 plan No. 2, Brison design, with back door entering out into 7 ft. by 13 ft. 6 in. rear porch, with 10x9 ft. kitchen addition and bathroom and closet space above (Brison design), cost \$250 additional. See page 65.

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ARTISTIC HOMES



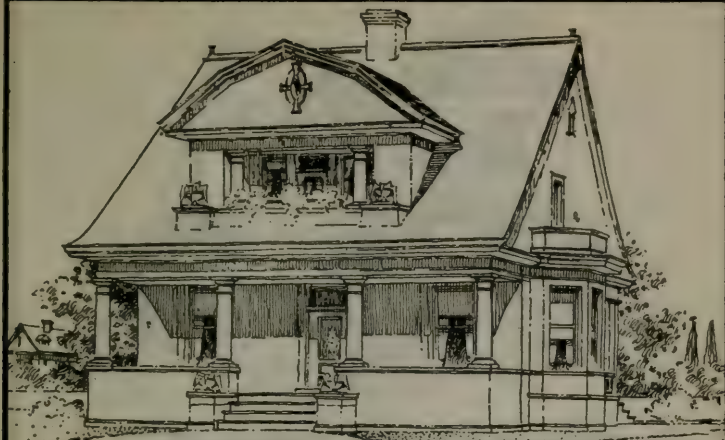
EAST SIDE COTTAGE.—Design 1295M; see Carrytown design on page 72 for exterior; in frame, \$450 to \$590; plans, \$15; width over all, 28 ft. 4 in.; story heights, 9 ft. Special features: Square economical plan; ventilating hood for kitchen stove (see arch); good flue arrangement. See page 65.



Cheap cottages. Plans, \$10.

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ARTISTIC HOMES



Toledo, Ohio, Nov 9, 14.
Mr. Herbert C. Chivers,
St. Louis, Mo

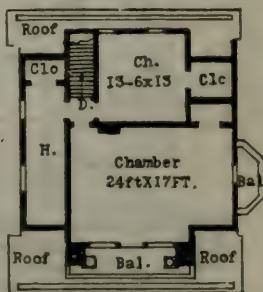
Dear Sir—

I will say that I was well satisfied with your plans in every respect, especially the specifications, which were thorough in every detail. I would be pleased to recommend your work at any time that I may have the opportunity.

Truly yours,

WALTER C. GUILDER,

Imperial Scribe, Ancient Order Of Egyptians



-793-

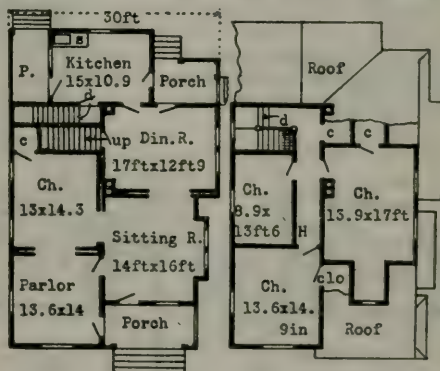
Mulato design 5793, story heights 9-ft. 6. Neat bungalow-like cottage. Plans \$10.

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ARTISTIC HOMES



Nowesta design 5794, story heights 10 and 8-ft. 6.
Similar design to Romulus design 541. Plans \$10.



MY experience in designing large estates throughout the country has necessitated my doing the landscape work in connection with same. I therefore now keep regularly in my employ a competent engineer and surveyor and can furnish real estate agents, municipalities and owners of country estates complete landscape lay-outs. By reason of my architectural experience I can lay-out such work to the very best advantage for the proper setting of buildings—HERBERT C. CHIVERS.

Landscape Architect.

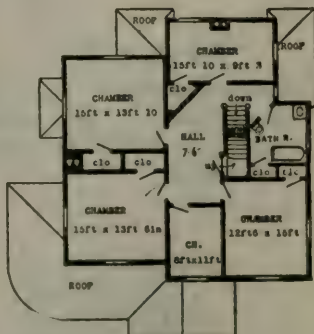
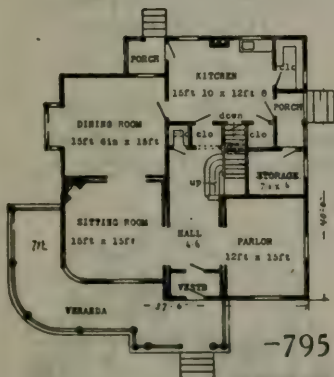
-794-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



CHRISMAN RESIDENCE.—Design 1849-N; cost in frame, \$2,890 to \$3,282; plans, \$25. A very compact house. Note large size of rooms, central location of stairs; door to dining-room can be placed in later.



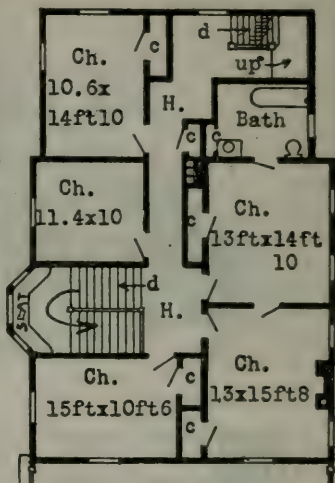
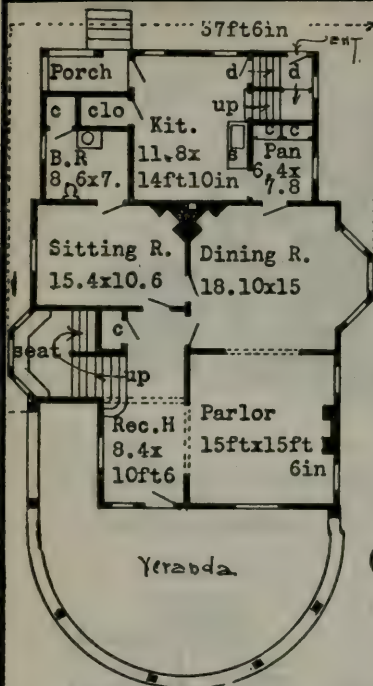
-795-

AN AGE OF INVENTION.

Look around you, see what is being done in mechanical inventions, then look at some of the buildings which go up now-a-days, many of them being copies of plans built thirty and forty years ago. The reason of this is that many a person is content with ordinary results, and usually having no one to advise them otherwise, go ahead on the same old outlines. Nothing expresses your progressive individuality more than a modern place of abode. It talks volumes for you to every passer-by

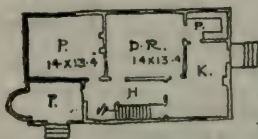
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ARTISTIC HOMES



(See Boston Residence No. 2
page 797. See pages
795-799-800.)

Boston Residence No. 2 design 5796. Full semi-circular porch. See exterior page 797. Also see pages 798-799-800. Story heights 10 and 9-ft 6. Plans \$30.



-796-



BYESVILLE.—Design No. 2339; cost, \$560; plans, \$8.

HERBERT C CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

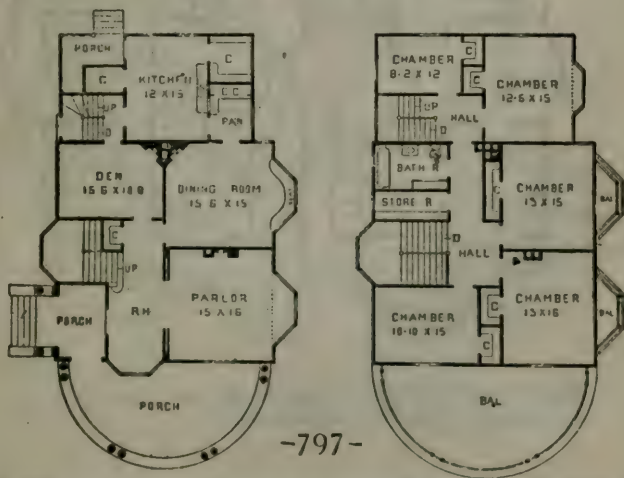
BOSTON RESIDENCE.—Design 1052-O; in frame, \$2800 to \$3250; plans, \$30; width, 28 x 47 ft. 4 in.; story heights, 9 ft. 6 in. and 9 ft.; attic, 8. Special features; Large porch.



Boston Residence No. 2. Have \$10 stock plan of this with rear porch to kitchen, with 9 x 8 laundry, where porch now is, with out-side door, with bay to front chamber, and separate water-closet in back hall. See Manston Residence page 935.

Boston Residence No. 2. Modified;—Lott design, with dining room space used as sitting room, 15 x 16; with 16 x 20 octogan shape dining-room back of this, with first story bath room in place of den, with kitchen back of this, with bath-room between front two chambers and bath-room over first story bath.

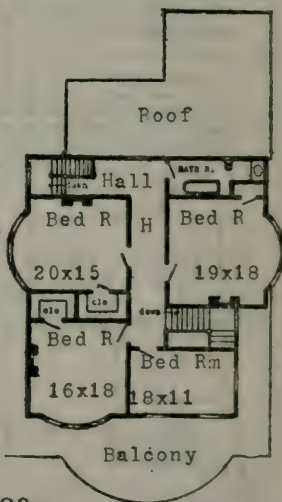
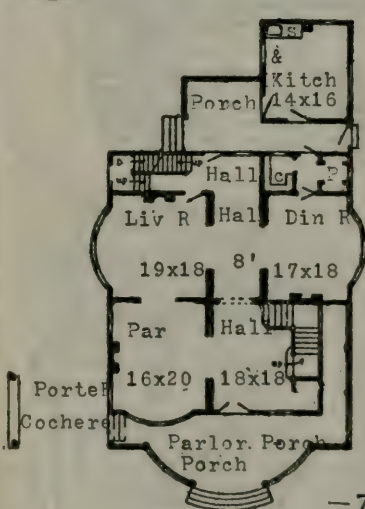
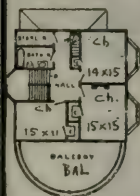
Continued



ARTISTIC HOMES



WALTHAM. — Design 35-O; cost \$1498 to \$1880; size 32 ft. and 37 ft 6 in.; width over all, 38 ft. See Boston designs on page 480.



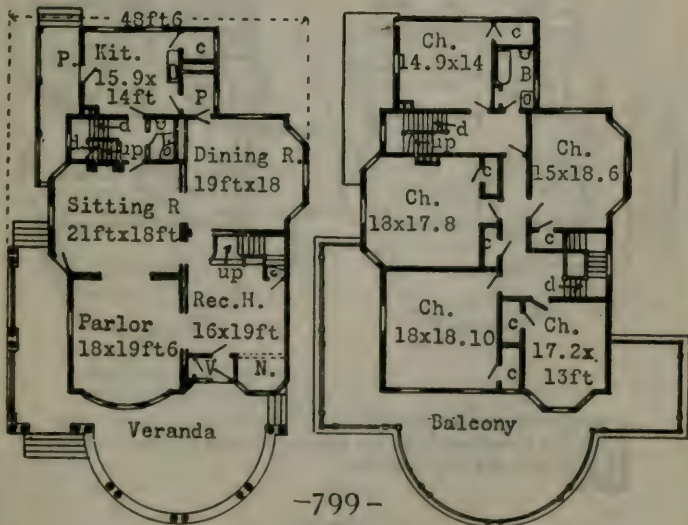
-798-

GOWEN RESIDENCE. — Design 1845M; cost in frame \$2 - 690 to \$2,982; plans \$25. See page 65.

ARTISTIC HOMES

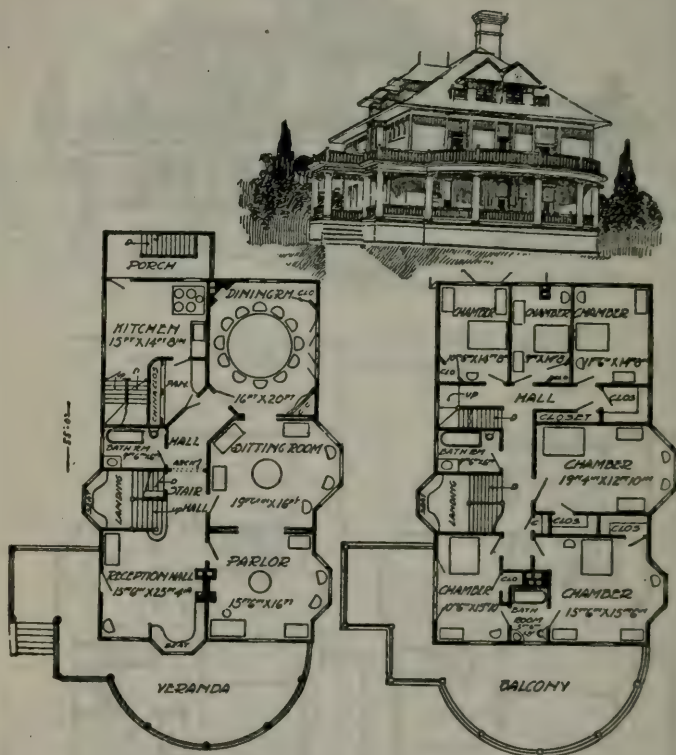


GARDEN RESIDENCE.—Design 1835-O; cost in frame \$2,780 to \$2,940; plans \$25. A good southern house. See page 65.



ARTISTIC HOMES

The plan was quite satisfactory and we like our cottage very much.—
Wyllys Pettit, Ridge Road, N. Y.

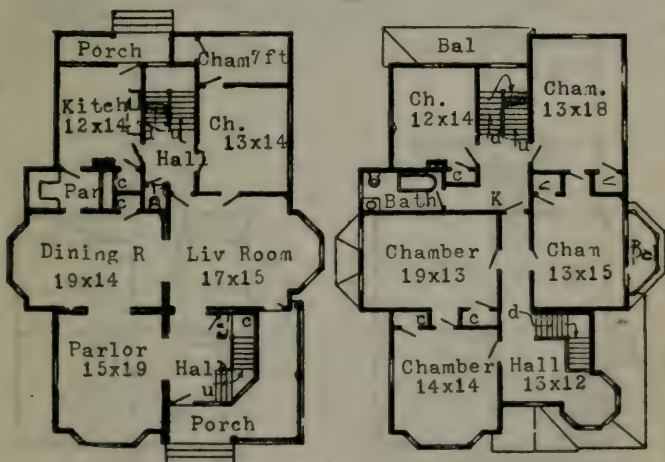


ERSHON RESIDENCE.—Design 1916-N; cost in frame, \$3,489 to \$4,680; plans, \$25. See Manston residence on page 152, from which this is a modification.

—800—

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ARTISTIC HOMES

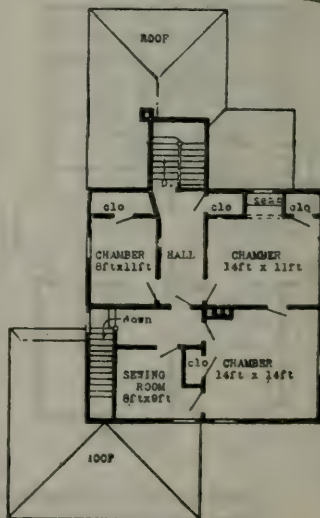
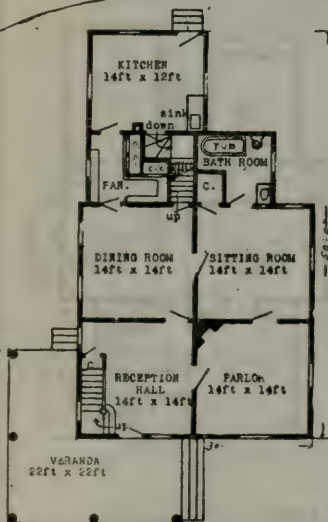


APPLEGATE RESIDENCE.—Design 1841M; cost in frame \$2,690 to \$2,882; plans \$25. See page 65.

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ARTISTIC HOMES

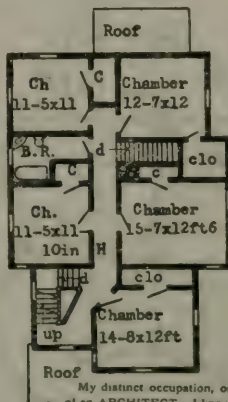
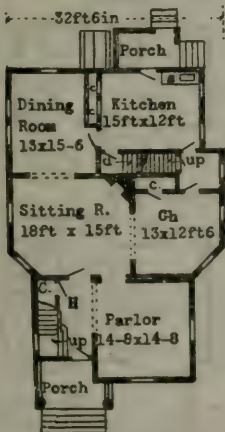


BORDEAUX COTTAGE.—Design 2410M; cost in frame \$1,392 to \$1,480; plans \$10. See page 65.

ARTISTIC HOMES



Noresta design 5803, story heights 9-ft. each. Bay-like sitting room and first-floor chamber. Plans \$10.

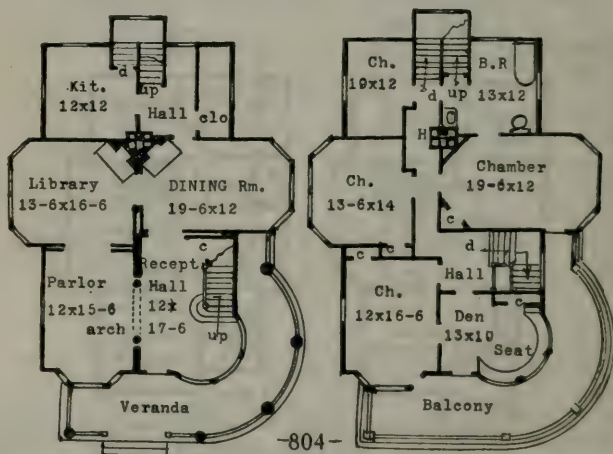


My distinct occupation, or profession, is that of an ARCHITECT. I know no other business. I am not interested in who is builder. My individual efforts are concentrated solely on pleasing my clients. That's why I take orders for plans subject to the conditions that I will give you what you ask for in the preliminary or pen-
cils plans, or no cost to you.

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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

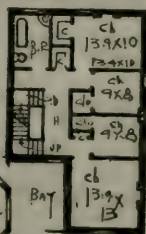
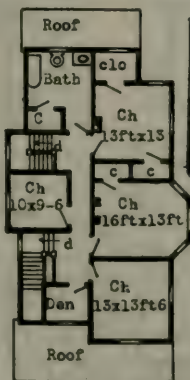


Nonchantla design 5804, extreme width 36-ft., general width 26-ft., story heights 9-ft. 6 and 8-ft. 6. A plain clean-cut corner-lot residence. Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Very roomy plan.



Plans \$10

Nogales design 5805, width 25-ft. 6.
Suitable for a physicians or pastors residence. heights 9 and 8-ft. 6. Plans \$10.

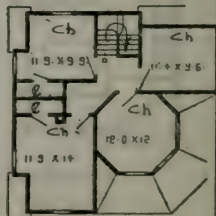
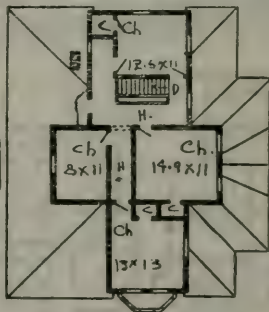
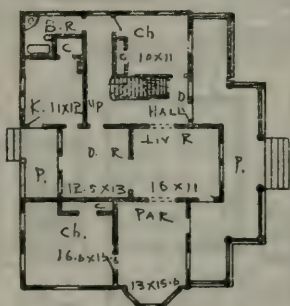
-805- CAMPBELL RESIDENCE—Design 6027M;

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Naknek design 5806, width 31-ft., story heights 9 and 8-ft. Convenient parlor-like first floor chamber. Plans \$10.

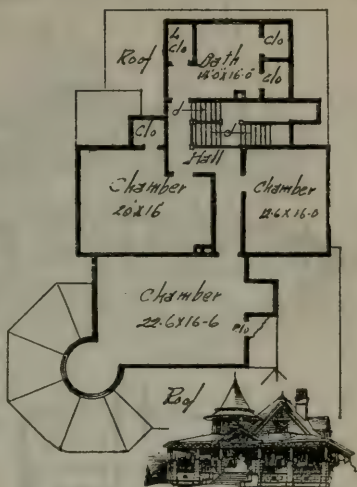
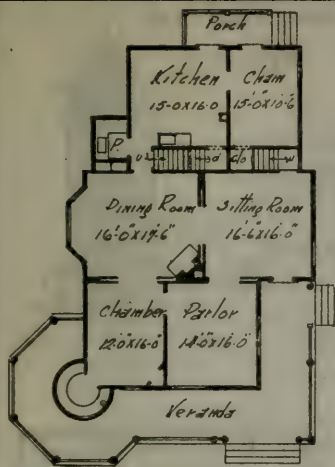


CAPE MAY COTTAGE.—Design 1774-O;

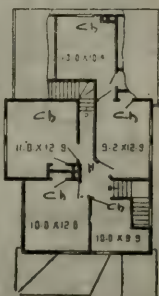
—806—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Nacora design 5807, width over all 44-ft., story heights 10-ft. and 8-ft. 6. Large rooms. Suitable for a corner-lot house. Plans \$10.



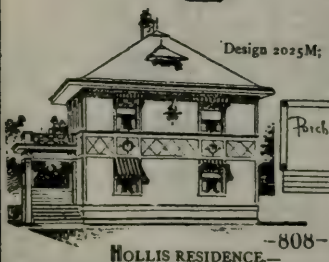
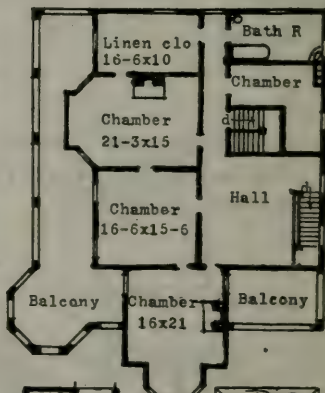
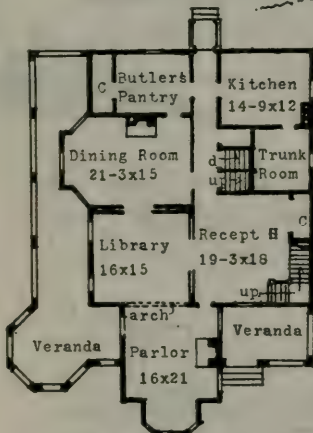
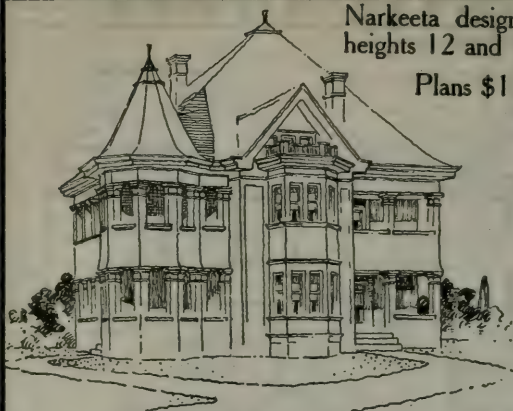
-807-

STOCKTON COTTAGE—Design 1872-O; in frame, \$1,290 to \$1,498; plans, \$10. We also have this in two full stories, called Morris design. See page 65.

ARTISTIC HOMES

Narkeeta design 5808,
heights 12 and 11-ft.

Plans \$15.



HOLLIS RESIDENCE.

-808-

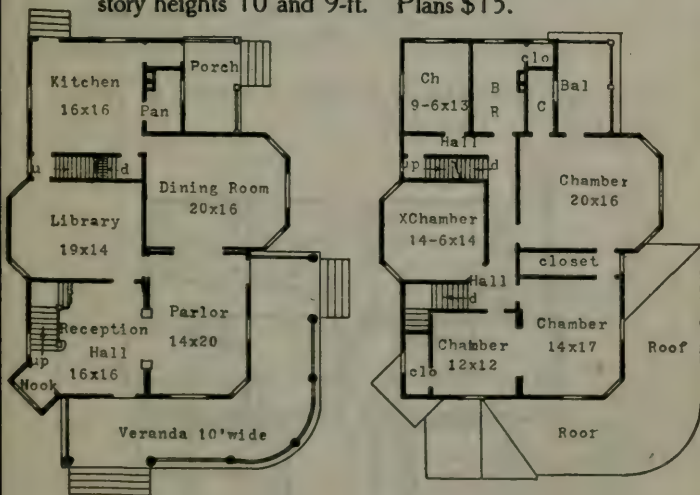


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Nashawena design 5809, width over steps and all 50-ft.
story heights 10 and 9-ft. Plans \$15.



Omaha, July 21, 1906.

Dear Mr. Chivers:—

I want to say that the house plans you furnished me some years ago have stood the test of time. I like my house better each year.

Yours truly,

ALFRED MARSCHNER,

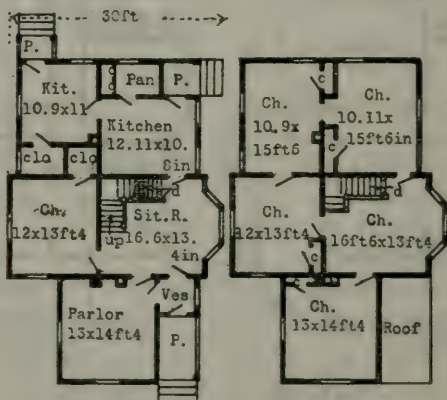
Editor, Omaha Excelsior.

-809-

ARTISTIC HOMES



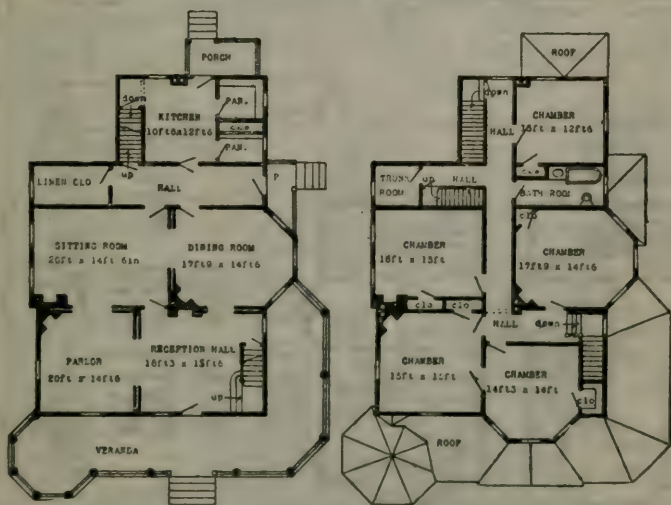
Natrona design 5810, story heights 9 and 8-ft 6. Plain, neat exterior. Plans \$10.



ARTISTIC HOMES



NGOLA RESIDENCE.—Design 2250-N; cost in frame, \$2,392 to \$2,480; plans, \$15. Special features: Front bay brakes into front gable attractively; octagon roof to porch is attractive; large fireplace in front hall shows up conspicuously; a clean-cut design.

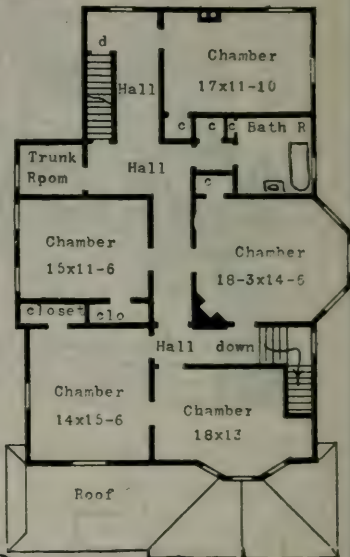
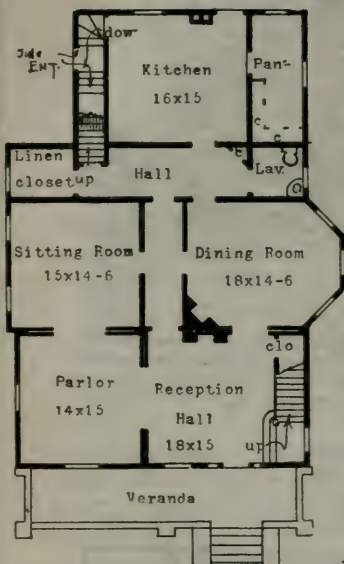


-811-

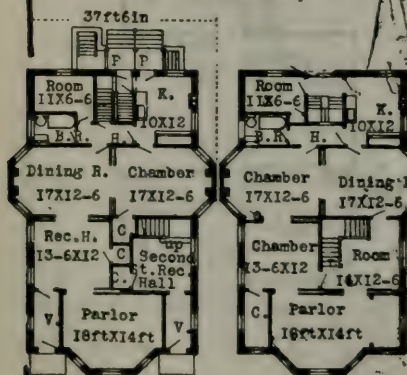
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Blueprint design 5812. See Angola Residence for exterior, pages 485-811-812-813, width 34ft, width over all 40 ft. (See Blueprint plan, pages 812, also 813-814. Plans \$15. Story heights 9 ft 9 and 9 ft 6.



Anheuser St. Louis flats, story 10-ft.



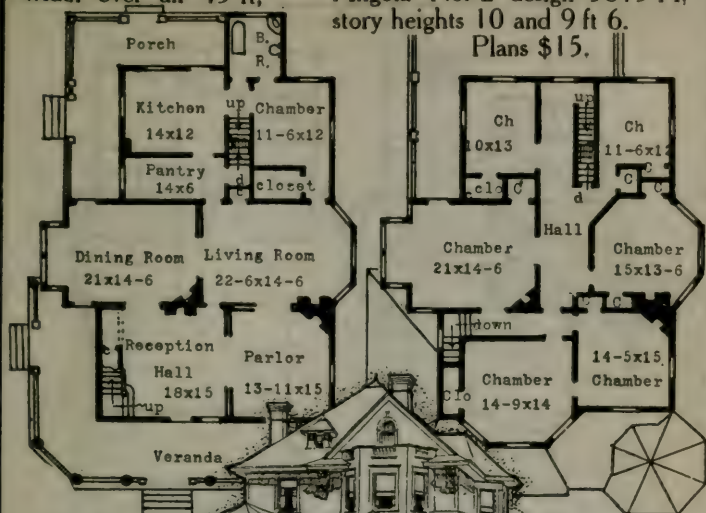
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

width over all 45 ft,

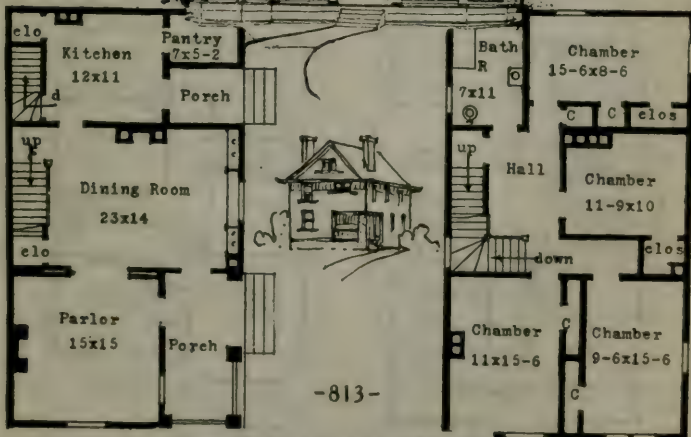
Angola No. 2 design 5813-A,
story heights 10 and 9 ft 6.

Plans \$15.



width 24 ft,

See pages
812-313-814.

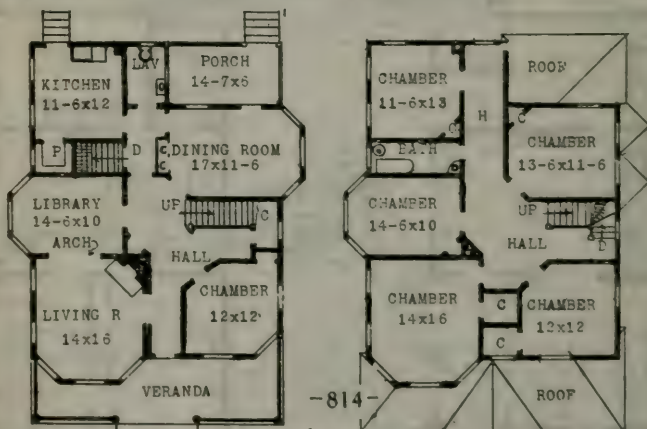
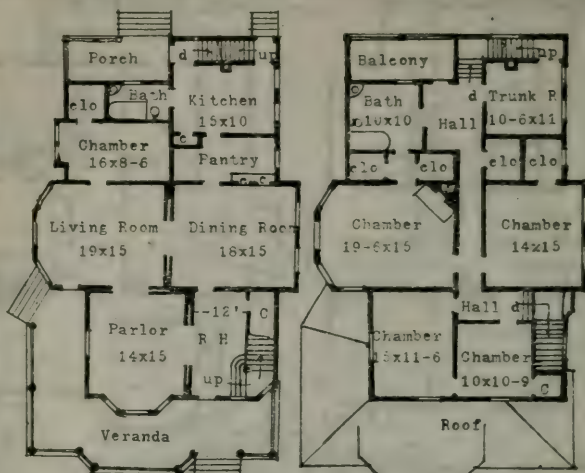


-813-

Blue Ridge design 5813-B,
10 and 9 ft. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

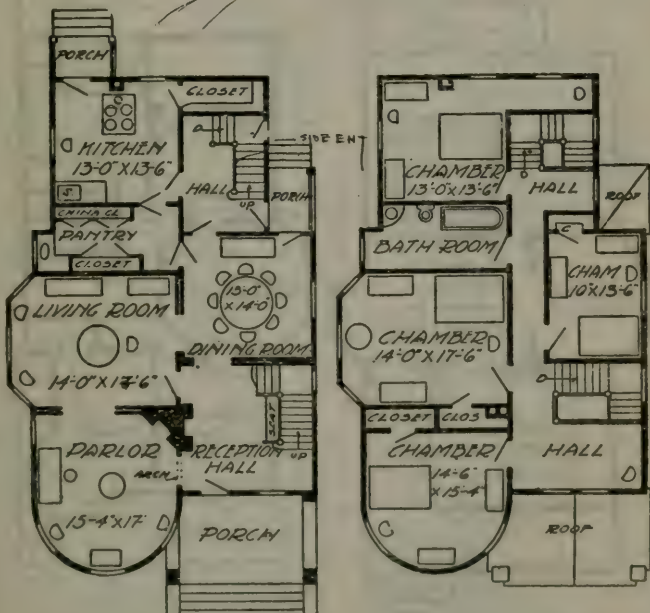


ARTISTIC HOMES

We are well pleased with plans purchased of you.—John L. McLaughlin, Cumberland, Md.

GAYBROOK RESIDENCE. —

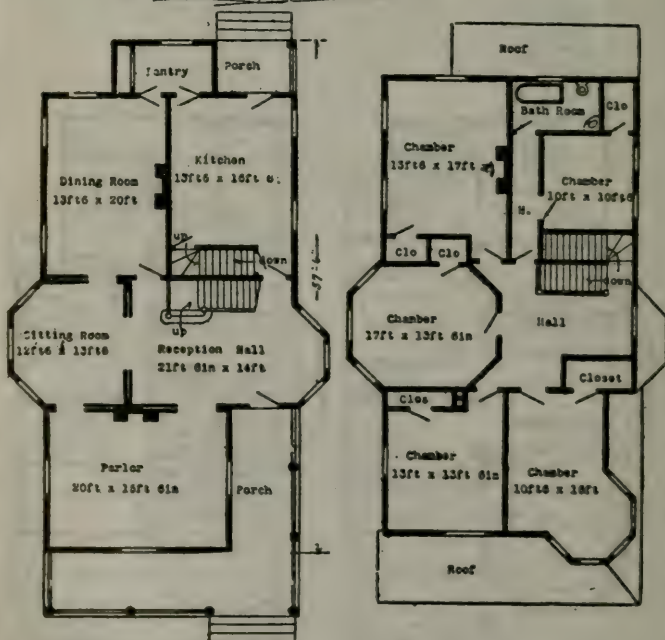
100,004M; cost \$2424 th \$2666;
plans. \$25; size 31x45; special features; semi-circular in front; novel dormer windows, shingle porch, bay front. See page 65.



-815-

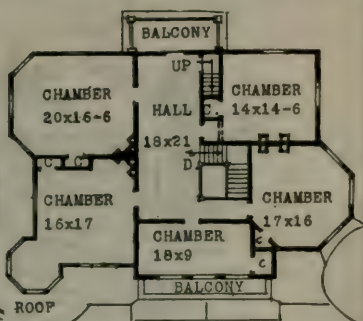
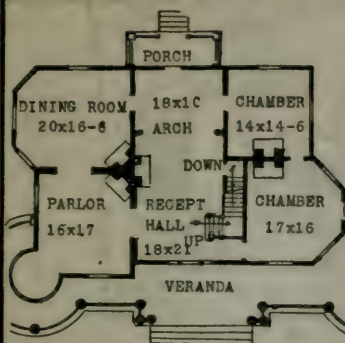
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PIFFARD RESIDENCE.—Design 2037M; cost in frame \$1,492 to \$1,585; plans \$10. See page 65.

ARTISTIC HOMES



MANHATTAN RESIDENCE.—Design 848M;

Scranton, Pa.

Mr. Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:—

I wish to say that I am much pleased with the building in every respect.

I do not believe that there is any method of treatment which gives as much room for the size of the foundation as this does and the interior arrangement is most decidedly artistic as well as conveniently arranged with reference to service, entertaining, etc.

There was not one cent of extra work. My contractors said it was the first plan they ever worked from in which they did not find a single mistake.

The building has been admired by many and a local paper spoke of it as the finest home on the Heights. This is praise indeed.

Sincerely yours,

HARRIS B. STILES.



Henry, Ill., Oct. 13,

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

Your request in reference to my house, for which you made plans, has been received, and I desire to thank you most sincerely for the benefit that your special plans and advice have been to me. I cannot say too much in commendation of your services.

The contractor found not the slightest fault with your plans, and he commended you very highly, especially on details of construction. I can clearly see now, where you have saved me the actual cost of plans, many times over, by the ingenuity with which you economize on space and materials.

I did not have the least idea that I could do business so promptly and satisfactorily with a distant architect, and you are at liberty to refer any of your prospective clients to me, as I shall always feel that you have been of great service to me professionally. I am told that I have the handsomest house of its size in the city.

Yours truly,

J. J. GRESSER. -817-



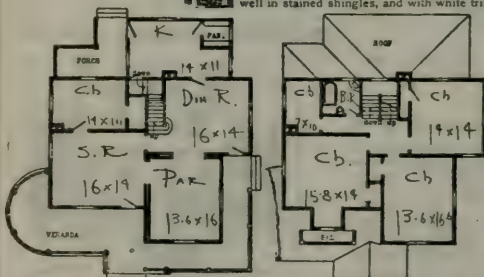
Manhattan No. 2 design 5817, story heights 12 and 10. Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

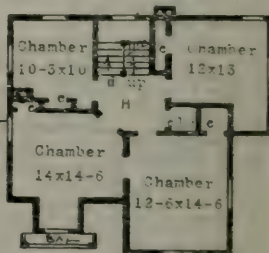
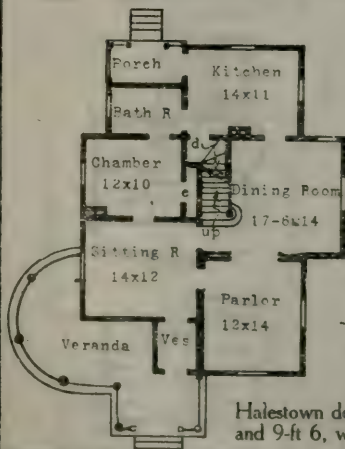


ALETON COTTAGE.—Design 2356-N; cost in frame, \$1,692 to \$1,782; plans, \$10. Special features: A neat, simple and practical roof arrangement; large sitting-room. This roof would suit well in stained shingles, and with white trimmings.



- MY STYLE OF DESIGN -

Have designed churches, schools, libraries, theatres, stores, hotels, banks, etc., all over the U. S., and have a special department for the planning of residences. ■ you intend to build, it will pay you to at least secure my ideas in preliminary plans. My buildings seem to fit the surrounding landscape, and are practical.



-818-

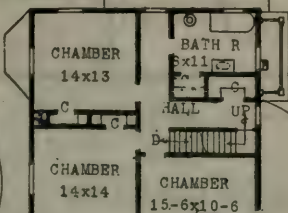
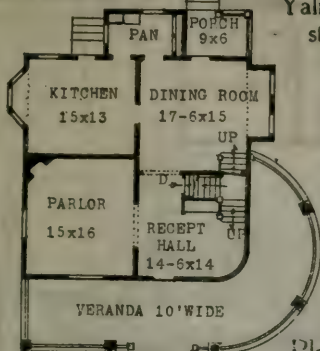
Halestown design 5818-B. story heights 10 ft and and 9-ft 6, width over all 40 ft. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

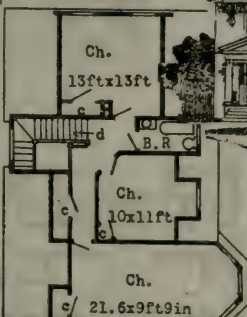
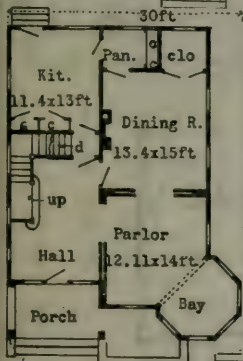
ARTISTIC HOMES

width over all 40

Yalmer design No. 2 design 5819-A
story heights 9 ft 6 and 9 ft.

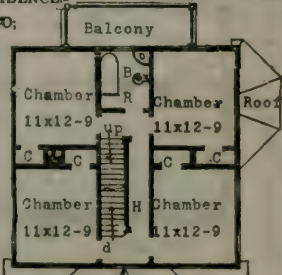


Plans \$15.



FOWLER RESIDENCE.

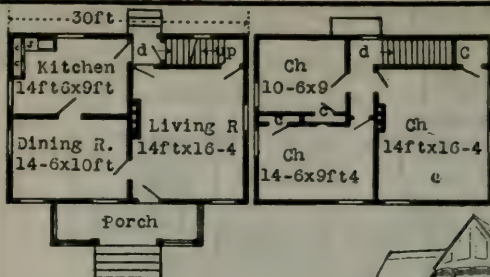
Design 13380.



Solon No. 2 design 5819-B. story heights 8 ft 6 and 8
Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

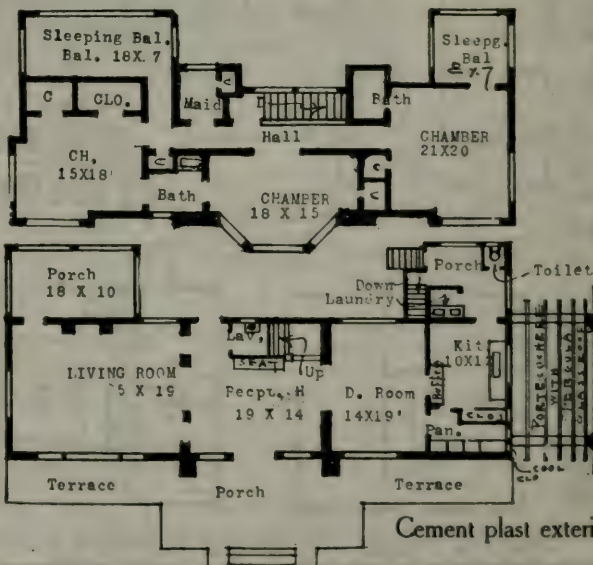
ARTISTIC HOMES



Geneva Lake No. 2
design 5820-A,
story heights 9 ft



Marshall design 5820-B, story heights 9-ft 6 and



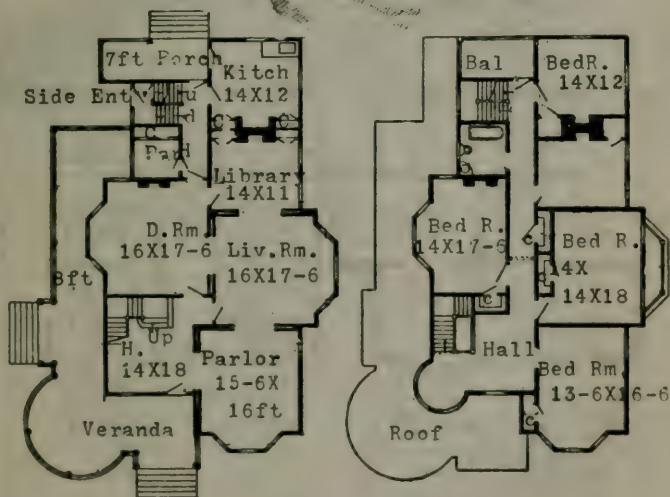
Width over all 73 ft.

820

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Our new house is completed and is said by all who have seen it, to be one of the finest in this country. We painted according to your suggestions and like it very much.—S. A. OKESON, Fairview, Kansas.

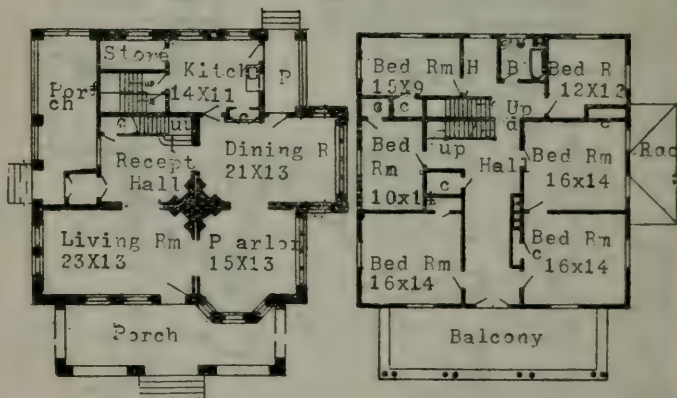


NEOGA RESIDENCE.—Design 1840M; cost in frame \$2,980 to \$3,240; plans \$25. Good size rooms; large side porch. See page 65.

ARTISTIC HOMES

The plan of my residence prepared by you was satisfactory in all respects. We are much pleased with the design and convenience of arrangement.

T. O. EDWARDS, Branchville, S. C.

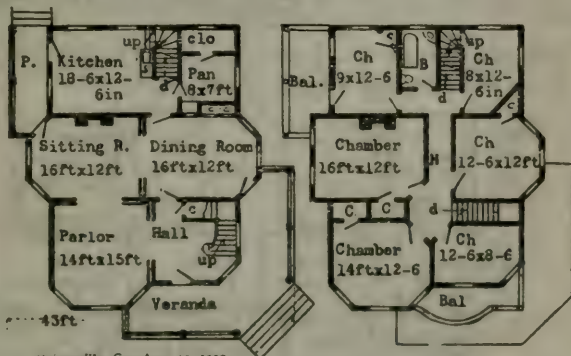


DUNFEE RESIDENCE.—Design 1850-O; cost in stone and frame \$3,440 to \$4,260; plans \$40.

ARTISTIC HOMES



Bonner Springs design 5823, story heights 10 and 9 ft.
Good corner-lot house. Plans \$15.



Gainesville, Ga. Aug. 15, 1902.

Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir —
The plans which you furnished are admirable
for small cottages and everybody in town wants

to rent one. They have been occupied ever
since they were built and I could rent several
others like them if I had them.

Very truly yours,

A. W. VAN HORN.

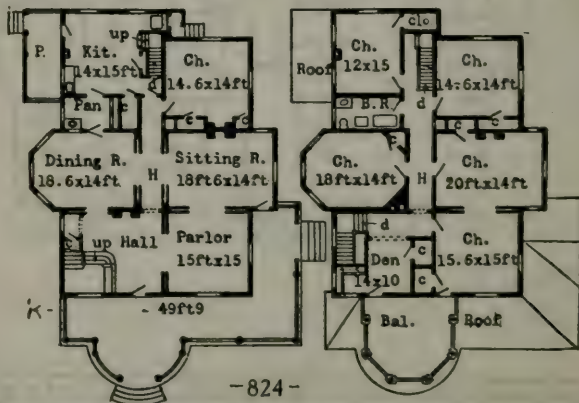
- 823 -

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Blakeman design 5824, story heights, 10 and 9 ft 6.
Attractive octagonal balcony. Plans \$10.

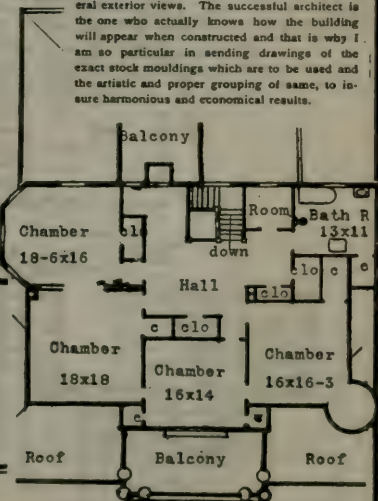
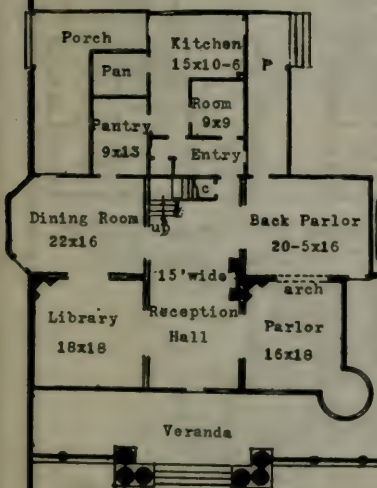


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



You had better have no plans at all than depend on inaccurate ones, or on some one who merely draws out the lay of the rooms and general exterior views. The successful architect is the one who actually knows how the building will appear when constructed and that is why I am so particular in sending drawings of the exact stock mouldings which are to be used and the artistic and proper grouping of same, to insure harmonious and economical results.



McCloud design 5825, width 52, width over side porches and all 73 ft, story heights 11-ft 6 and 10-ft 6. Plans \$35.

-825-

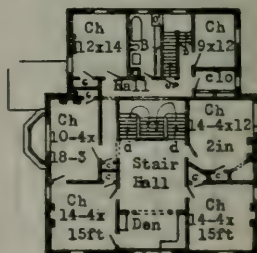
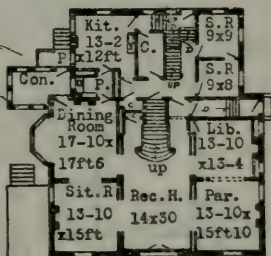
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



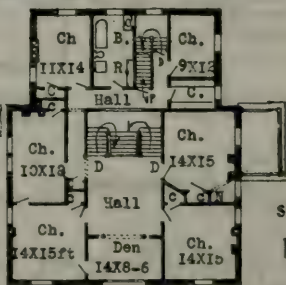
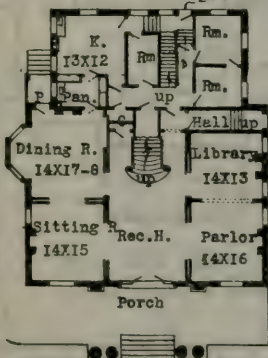
story heights

10 and 9-ft



56ft
Veranda

Sonora No. 1 design 5826-A,
In brick. Plans \$35.



story heights

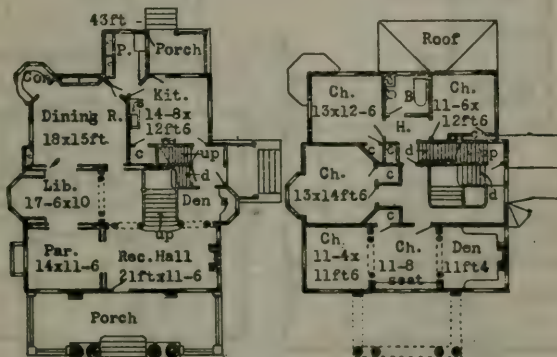
10 and 9-ft

Sonora No. 2 design 5826-B,
In brick. Plans \$35.

-826-

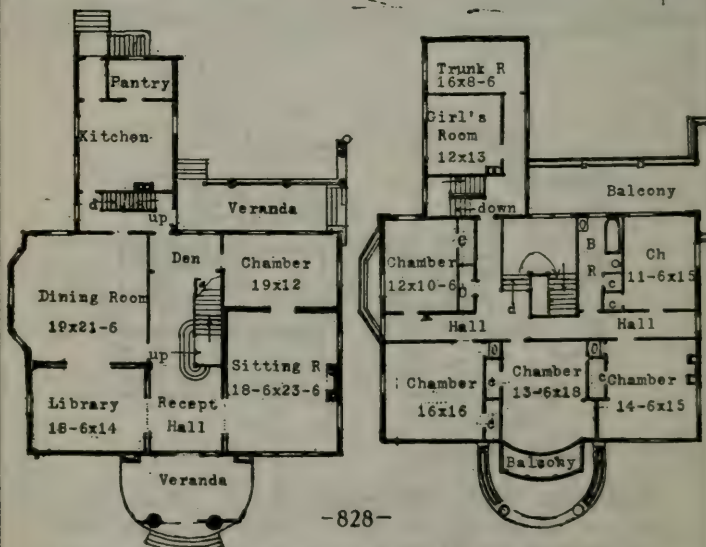
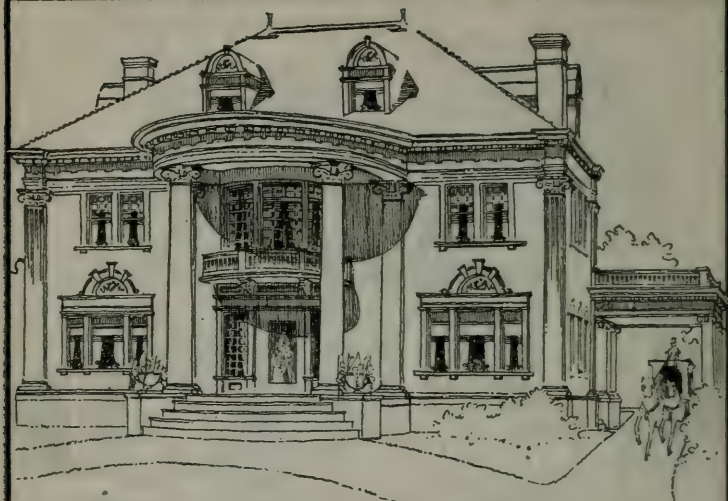
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Zoni design 5827, story heights 10 and 9-ft 6. Attractive hall and den at side. Attractive chamber suite in front. Plans \$35. -827-

ARTISTIC HOMES



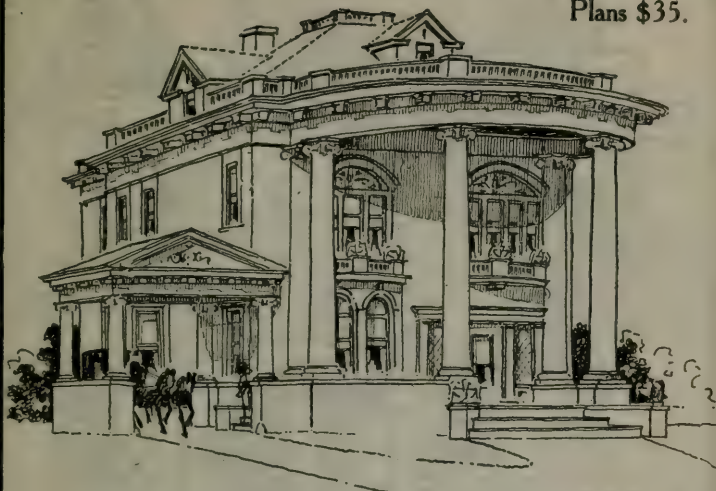
-828-

Linares design 5828, width over all 62 ft, story heights 10 ft and 9-ft 6. Plans \$35.

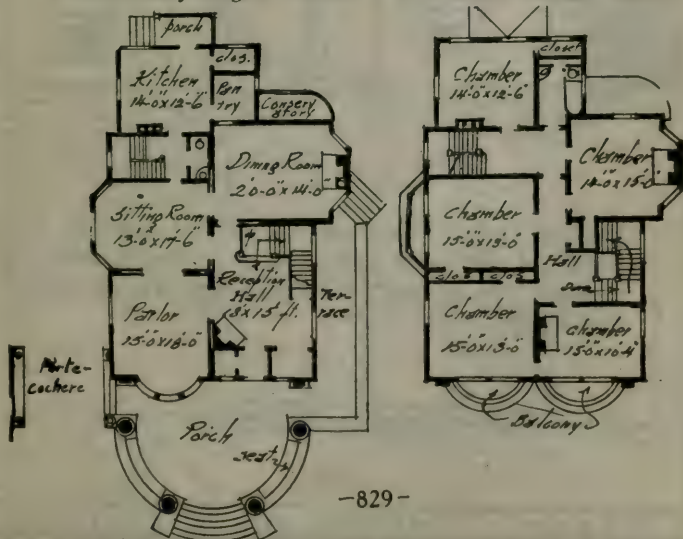
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Plans \$35.



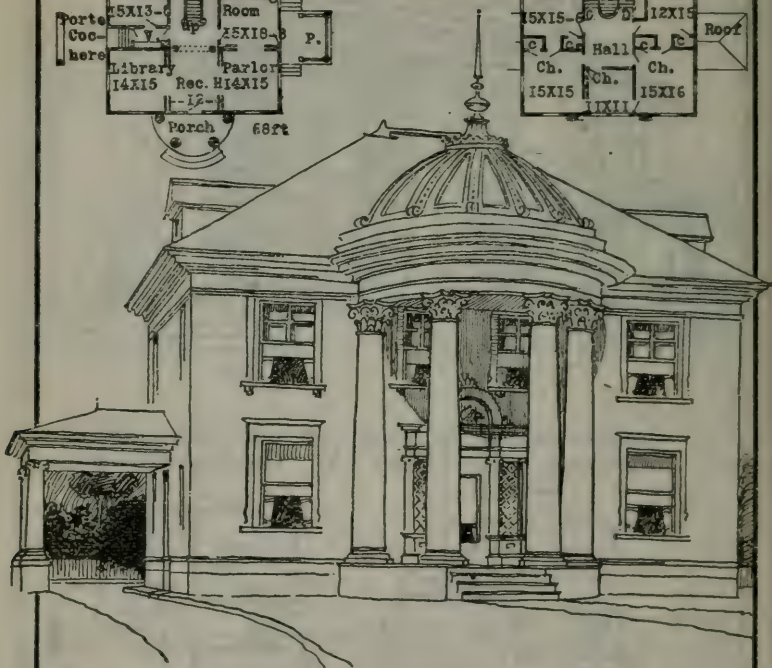
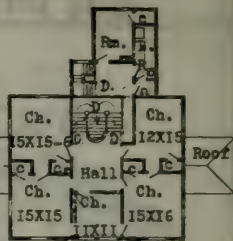
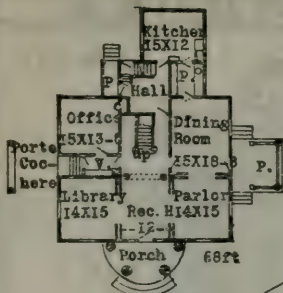
Juanito design 5829, width over 52 ft, story heights 10 and 9 ft. porte-cochere and all Good colonial effect.



-829-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Rossland design 5830, 2 story heights 10 and 9-ft 6. Good roof effect with greenish slate or shingles painted to match and galvanized iron dome painted to represent light greenish antique copper. Plans \$35.

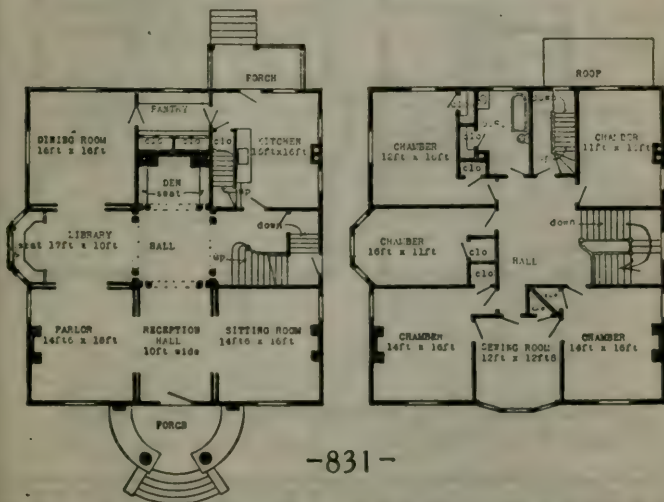
I am very much pleased with plans which you furnished me, and which I selected from one of your series of contributions to the Woman's Home Companion.

HERBERT BUTLER, New Lexington, O.

ARTISTIC HOMES



ESSEN RESIDENCE.—Design 2247-N; cost in frame, \$2,890 to \$2,990; plans, \$25. Special features: Attractive hall and inglenook at the heavy column effect to hall is very attractive; rear stairs is separate from second story so that main portion of house can be locked up and yet leave access for servants from kitchen to attic.



-831-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Aiken, S. C. Nov. 4, 1910

Herbert C. Chivers, Esq.

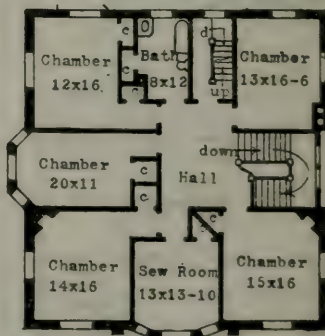
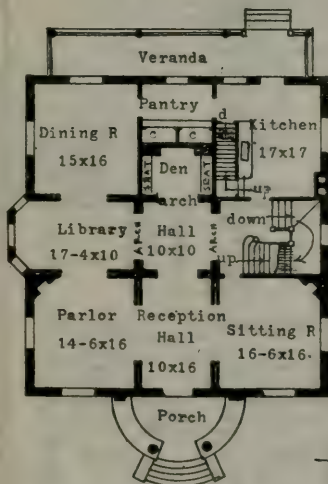
St. Louis, Mo.

Dear Sir:—

Your favor of October 20th to hand and I beg to say that I will send you a photo of my house just as soon as it is finished, which will only be a short while. The house is very much admired by everyone. I am well pleased with your work and think it the most conveniently arranged house I have ever seen.

Yours truly,

HENRY BUSCH, JR.



-832-

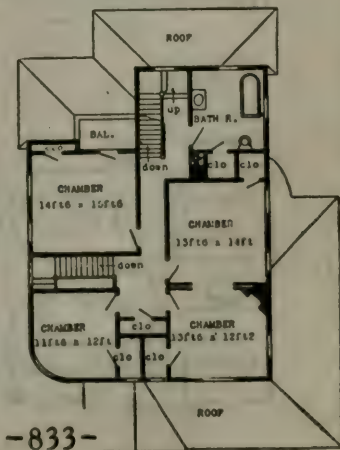
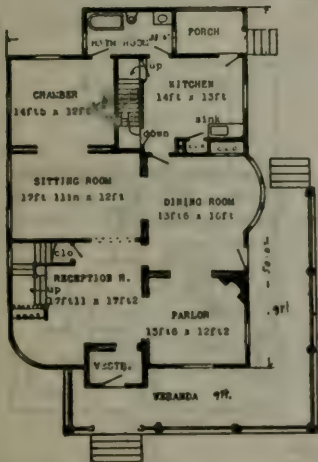
Shelburne Design 5832 in brick, width 44, story heights 11 and 10 ft. Plans \$20.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PAYALTON RESIDENCE.—Design 1779-N; cost in frame, \$2,690 to \$2,980; plans, \$25



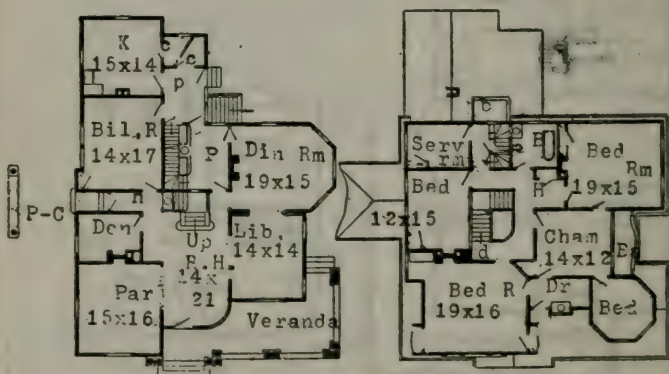
-833-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



TUSCALOOSA RESIDENCE.—Design 2389-O; cost in frame, \$2,980 to \$3,500; plans \$30. Story heights, 12 and 11 ft. See page 65.



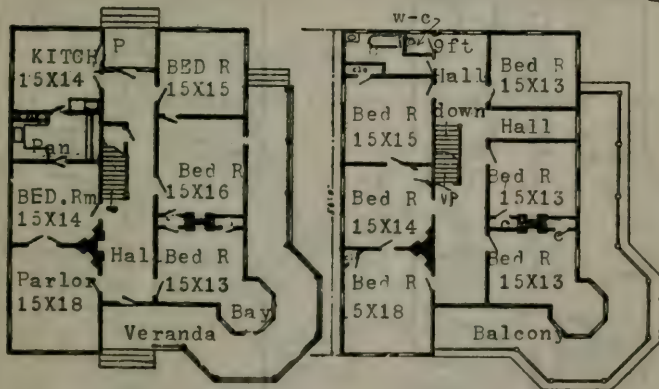
-834-

ARTISTIC HOMES

After having plans furnished by you for my house I feel it due you and your work to make some statement relative to same. I found plans and specifications absolutely correct in every respect. I could have paid twice what I did for plans and then found them a great saving of time, material and money. It isn't worth while, though, for me to state that I am well pleased with your work, for you will find enclosed check and order for a second plan which will demonstrate the fact.

REV. F. H. QUINN, Fayette, Mo.

REV. F. H. QUINN, Fayette, Mo.

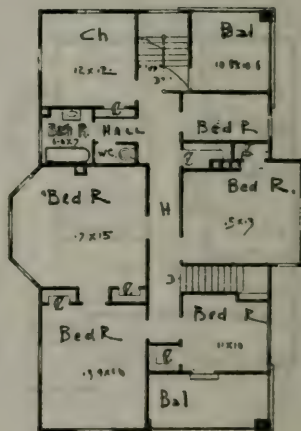
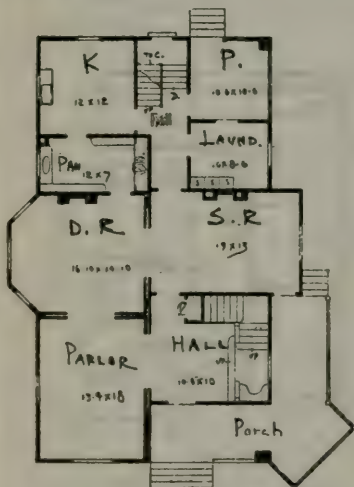


CRAIGVILLE RESIDENCE.—Design 1832M; cost in frame \$1,780 to \$2,940; plans \$25. A good southern house. See page 65.

ARTISTIC HOMES



SARATOGA RESIDENCE.—Design 6030R; page 406; in frame, \$2,490 to \$2,670; plans, \$10; width over all, 38 ft.; story heights, 10 ft. and 9 ft. 6 in. Special features: Plain, neat design; large rooms, wide open porch at side. See page 113.



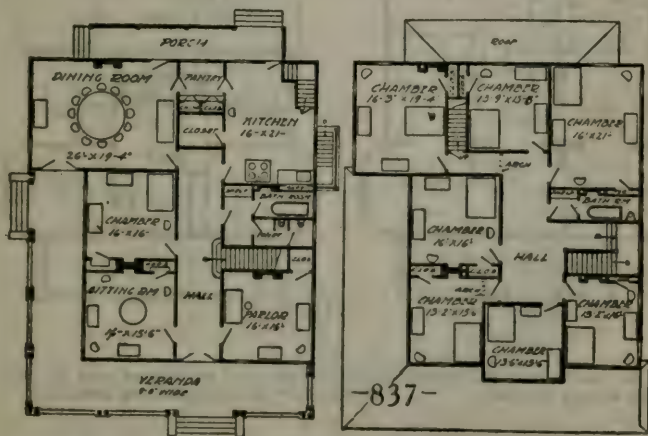
I found it of advantage to consult with you preparatory to building our hospital and remodeling our medical college. Your suggestions have proven valuable.
DR. WALDO BRIGGS, (Dean P. & S. College), St. Louis, Mo.

I am well pleased with my residence just completed, and consider your plans, general style of design and methods of superintending as strictly up-to-date.
J. OTTO HUNICKE, St. Louis, Mo.

ARTISTIC HOMES



ALDRICH RESIDENCE.—Design 100,001-O; Cost, \$4,043 to \$4,447; plans, \$40; Special features: large dining room and varanda. Suitable for a Southern home. High stones. See page 65.

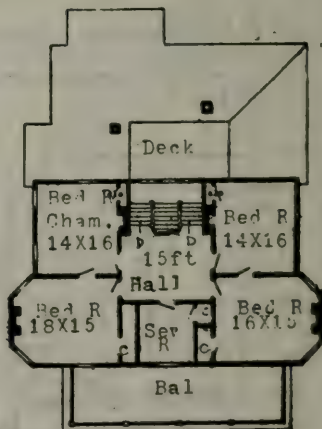
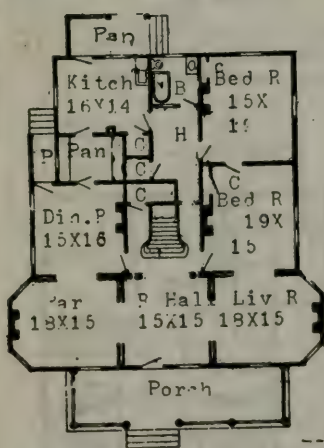


HERBERT C. CHIVERS CO. ARCHITECTS.

ARTISTIC HOMES



ROYALTON RESIDENCE.—Design 1911M; cost in frame \$2,390 to \$2,492; plans \$20. See page 65.

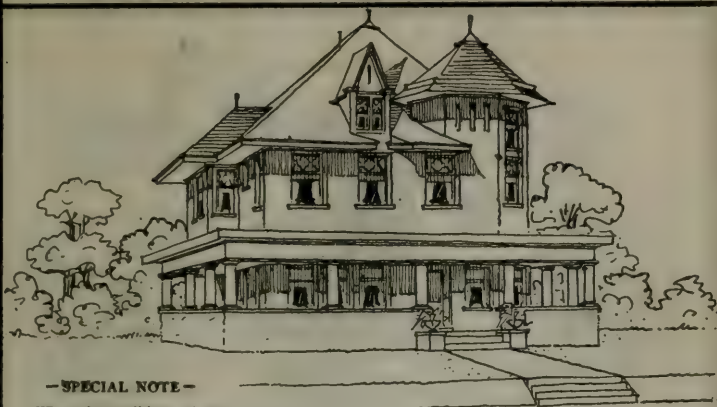


--838--

My residence at Maywood has been erected and I am pleased with it. The plans worked out well.

GUSTAVUS M. FITZER, New York City.

ARTISTIC HOMES



—SPECIAL NOTE—

Where the conditions of any special contract is not fully carried out on the part of the party ordering plans, they are privileged to cancel order upon prompt notice, or it will be assumed as cancelled if sketches sent are held over 30 days, and the fees for work done will be determined by the universal schedule of architects charges. See sketching blank

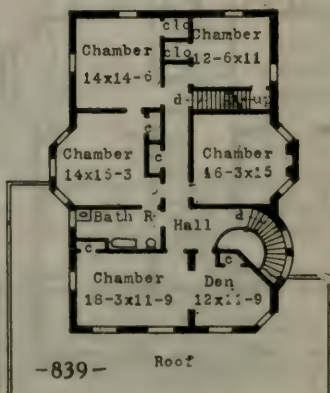
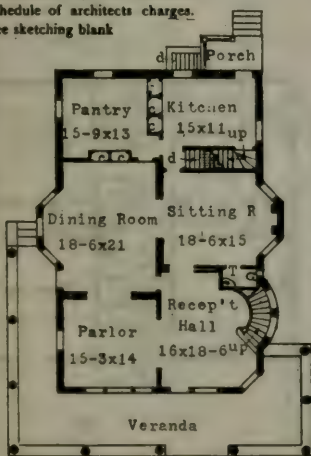
Nashville, Tenn., Oct. 18, 1914
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

Replying to your favor of the 15th I have no photograph of my house yet, but will mail you one later. The home is a model of convenience and comfort and is generally admired. Your plans and specifications were very complete and perfectly satisfactory.

Yours truly,

CHAS. SHINKLE,
Gen. Mgr. Consumers' Ice & Coal Co.

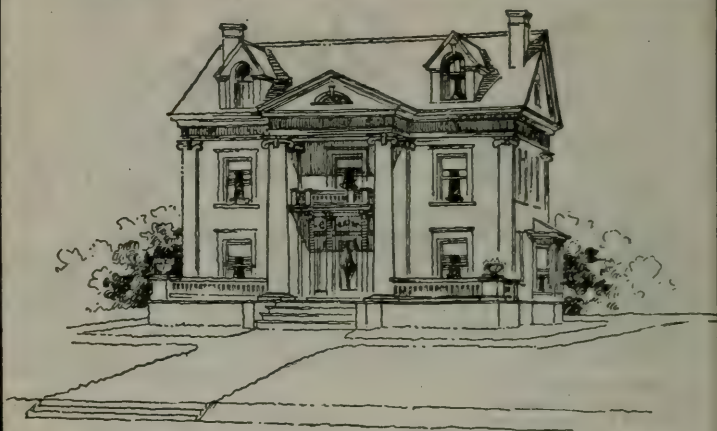


—839— Roof

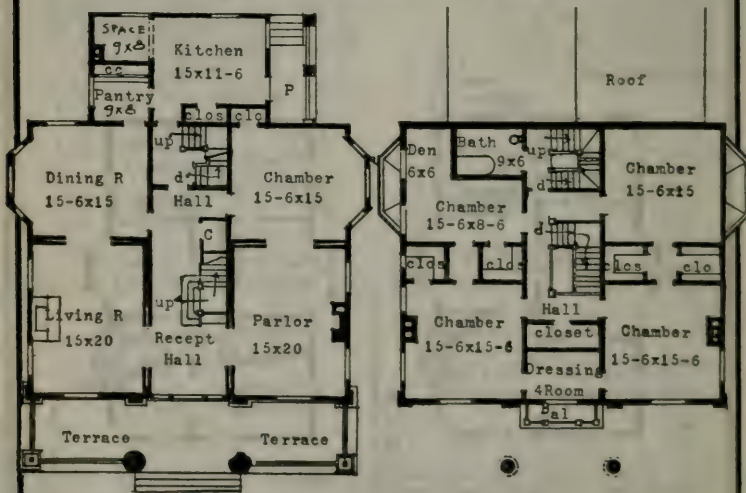
Pasadena design-5839 in brick, width 33 ft, width over all 45 ft, story heights 9-ft 6 each. Plans \$15.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



San Benito design 5840, width 43 ft, story heights 9-ft 6 each. Dignified colonial effect. Plans \$35.



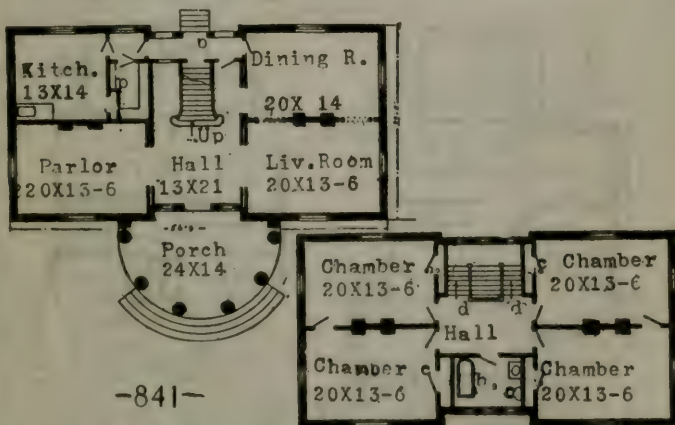
-840-

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ARTISTIC HOMES



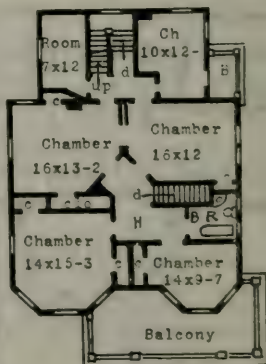
REDBEACH RESIDENCE.—Design 2021M; cost in frame \$2,090 to \$2,180; plans \$25. Cost in brick, \$3,204- to \$3,800; plans, \$45.



Our home is neat and tasty and is admired by everybody. I send you photo by to-day's mail. W. BUTLER, (Sec. Fruit Packing Co.), Shelby, Mich.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Redondo design 5842, width 34 ft (over all 43 ft)
well-lighted front rooms, story heights 9 and 8-ft 6.
Plans \$20.

-842-

HERBERT C. CHIVERS CO. ARCHITECTS

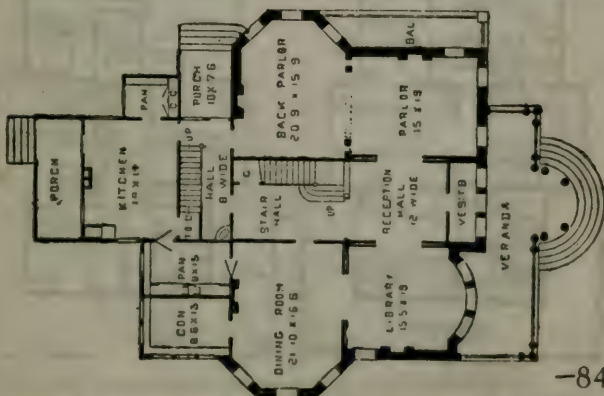
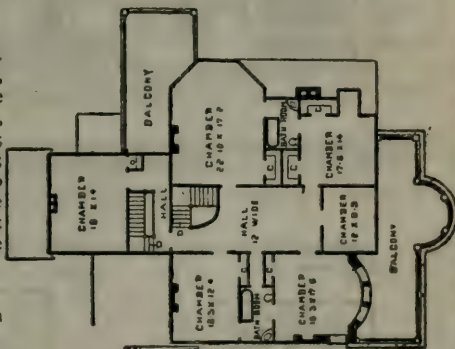
ARTISTIC HOMES



COLUMBUS RESIDENCE.

Design 4226-O, in frame, \$3500 to \$4500; with stone first story. \$5,200; plans, \$60; width, 47 ft. 5 in.; width over all, 56 ft. 7 in.; story heights, 11 ft. and 10 ft. Special features: Large rooms, conservatory back of dining-room. See page 65.

Columbus res. No. 2 on page 628.

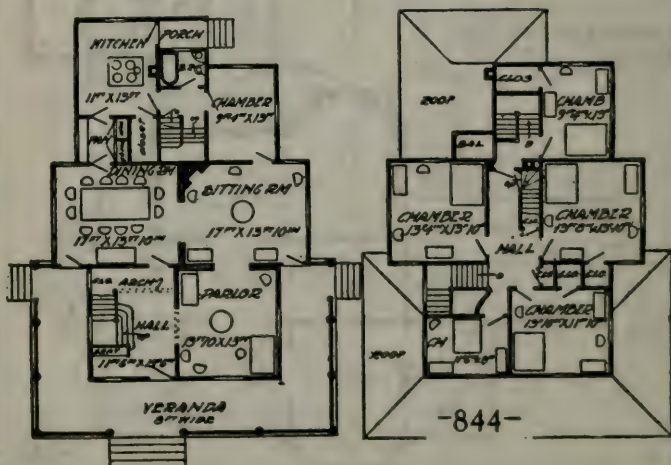


-843-

ARTISTIC HOMES



KENTON RESIDENCE.—Design 2382-N; cost in frame, \$2,492 to \$2,589; plans, \$25.

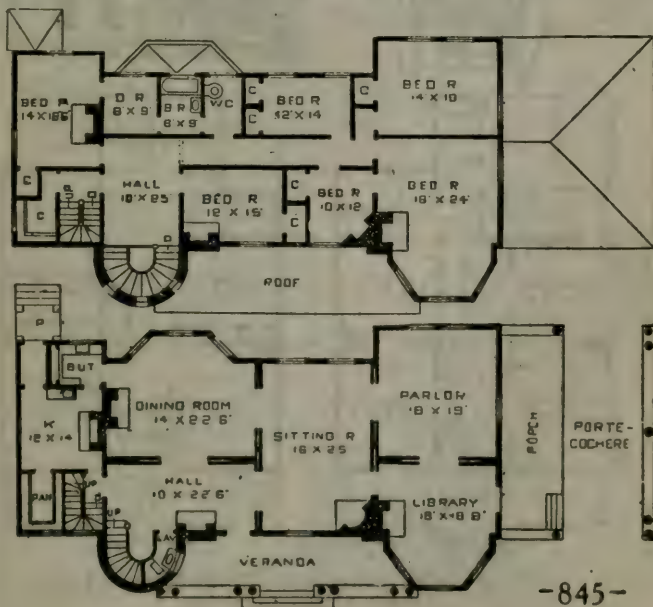


-844-

ARTISTIC HOMES

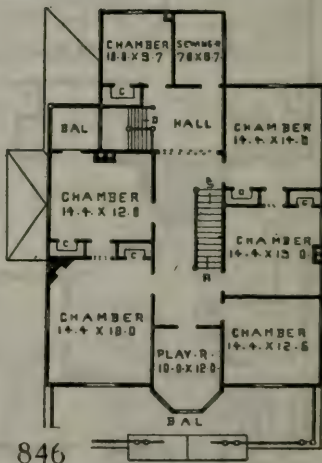
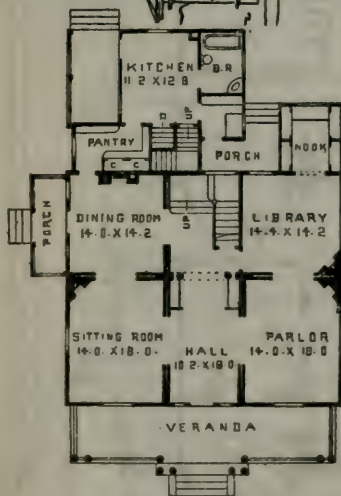
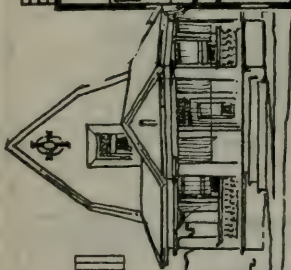
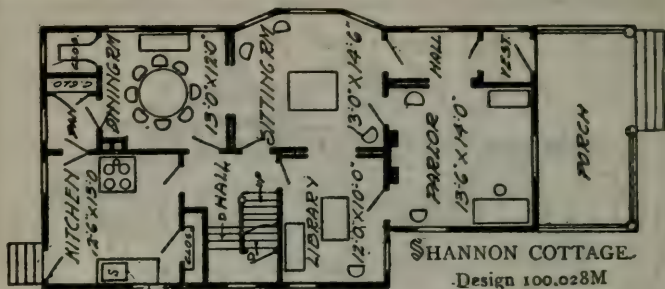


NEW YORK RESIDENCE.—Design 1031M; in frame, \$4,599 to \$5598; plans, \$68; width, 63.6 x 39.8; width over all, 30 ft.; story heights; 10 and 8.6. Special features; Wide imposing front, well ventilated, good size room, a good plan for a large country estate. See page 65.



-845-

ARTISTIC HOMES



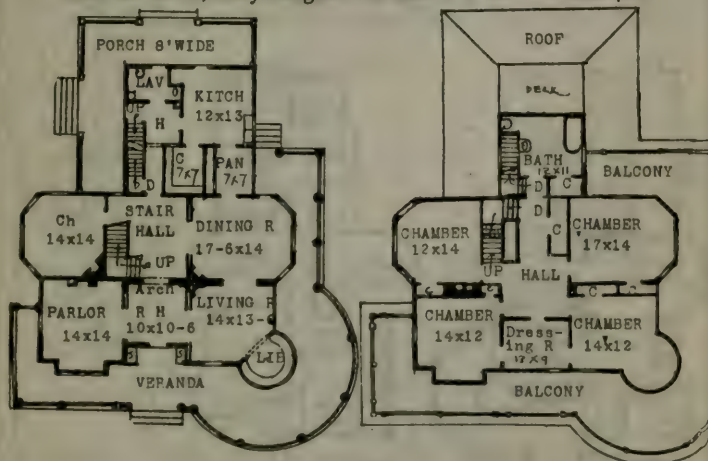
846

WELLINGTON RESIDENCE.—Design 80M. cost \$3,000
See page 65. Suitable for a Southern House.

ARTISTIC HOMES



Hohave design 5847, width 41 ft, width over porches and all 56 ft, story heights 10 and 9-ft 6. Plans \$25



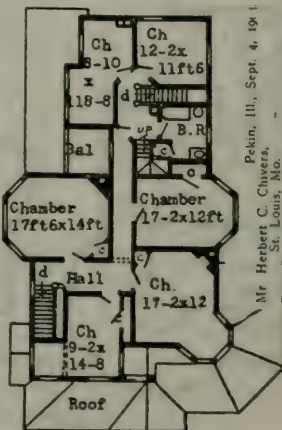
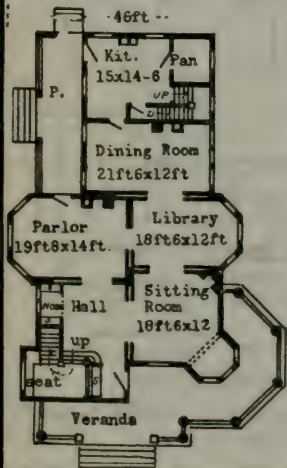
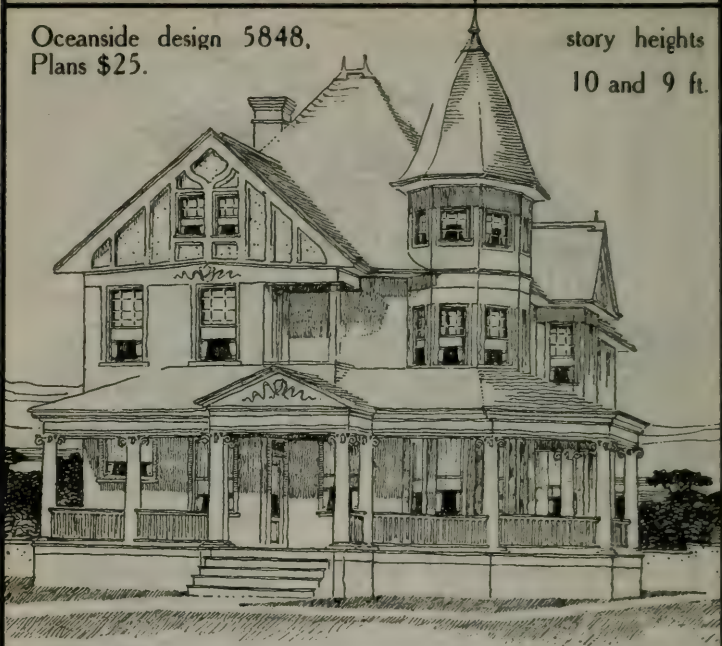
-847-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Oceanside design 5848,
Plans \$25.

story heights
10 and 9 ft.



Pekin, Ill., Sept. 4, 1911.
Mr. Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—
I take great pleasure in mailing you under separate cover a recent photo of my house. Although the design was thoroughly admired from the very first, I am pleased to say the house is now more satisfactory now than when it was first occupied, owing largely to the general excellence of the design which is more fully appreciated as the years pass by.
Yours very truly,
JOHN RUST.
(Hardware)

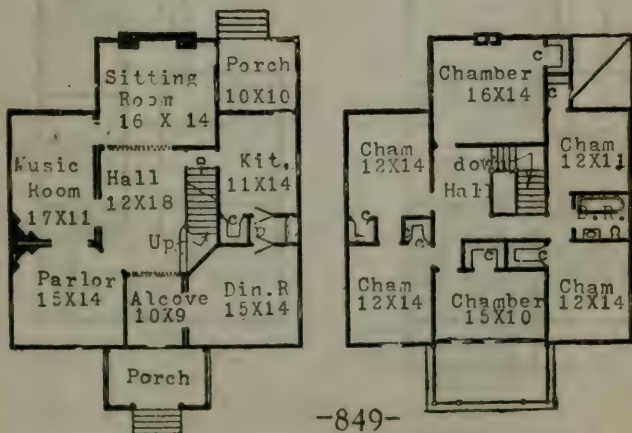
-848-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



DEVON RESIDENCE.—Design 1064M; in frame, \$2,690 to \$2,898; plans, \$25; width, 38 ft. 11 in. by 32 ft. 6 in.; story heights, 9 ft. 6 in. Special features: All rooms open into a large central hall; large fire-place in sitting-room. See page 65.

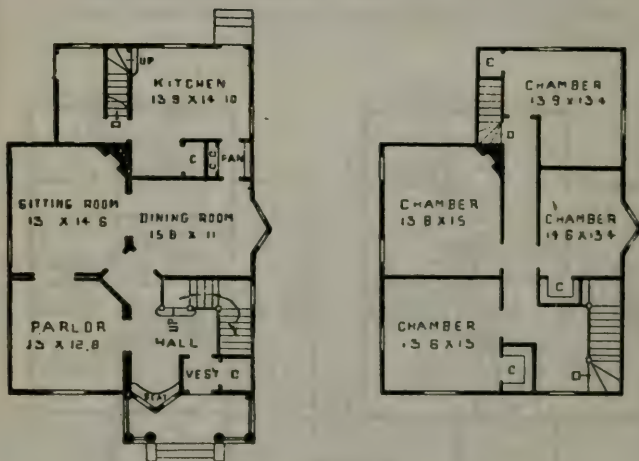


-849-

ARTISTIC HOMES



WREN RESIDENCE.—Design 1047M; in frame, \$1800 to \$2200; plans, \$20; width, 30 ft. 8 in.; story heights, 9 ft. Special features; Attractive reception hall; vestibule coat and cloak closet; bay in front and side; See page 65.

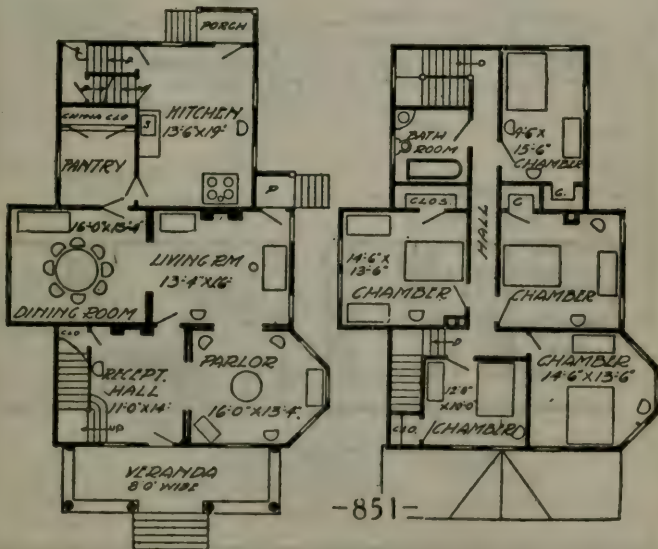


-850-

ARTISTIC HOMES



THORNHILL COTTAGE —Design 100 206M; cost \$2379 to \$2758; plans, \$25; size 28.6x48. Special features: attractive side tower, large pantry, combination rear stairs.

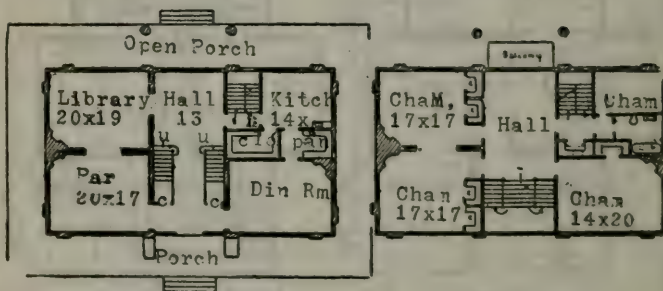


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



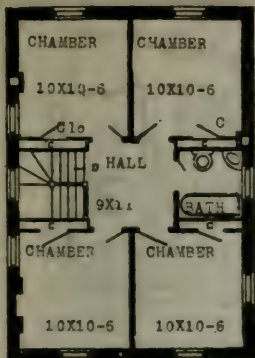
VIRGINIA RESIDENCE.—Design 856M; in frame, \$3,490 to \$3,960; plans, \$25; width, 56 ft. 4 in. by 35 ft.; width over all, 70 ft.; story heights, 11 ft. Special features: Portecochere in rear, stairs do not crowd back of hall, parlor, 20 ft. by 17 ft.; library, 20x17 ft.; dining-room, 20x14 ft.; kitchen 14x13 ft. See page 65.



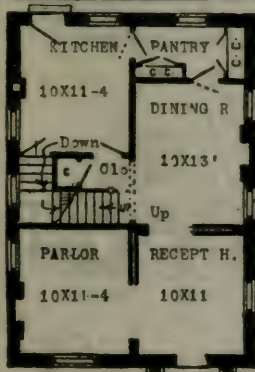
-852-

HERBERT C. CHIVERS CO. ARCHITECTS

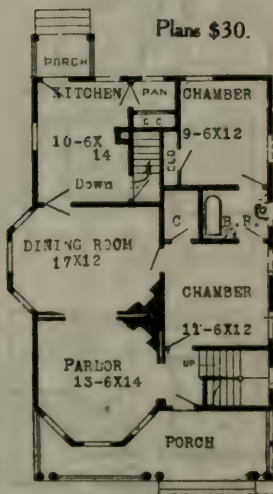
ARTISTIC HOMES



DESIGN 8454M₂



Plans \$30.

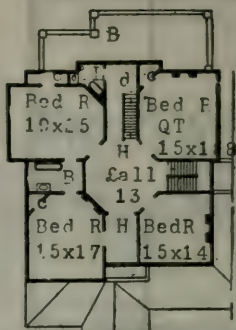


HIBERNIA RESIDENCE—Design 2419-M

Plans \$20.

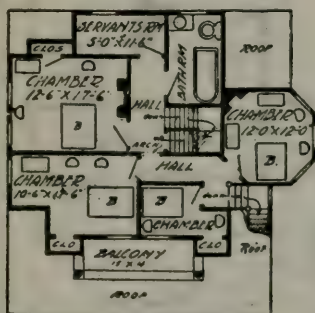
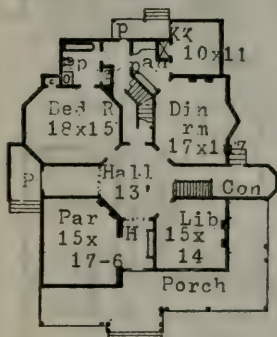


ARTISTIC HOMES



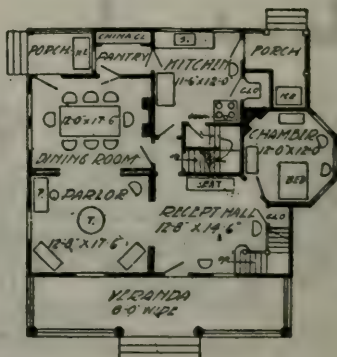
ATLANTA RESIDENCE.

Design 7292M:



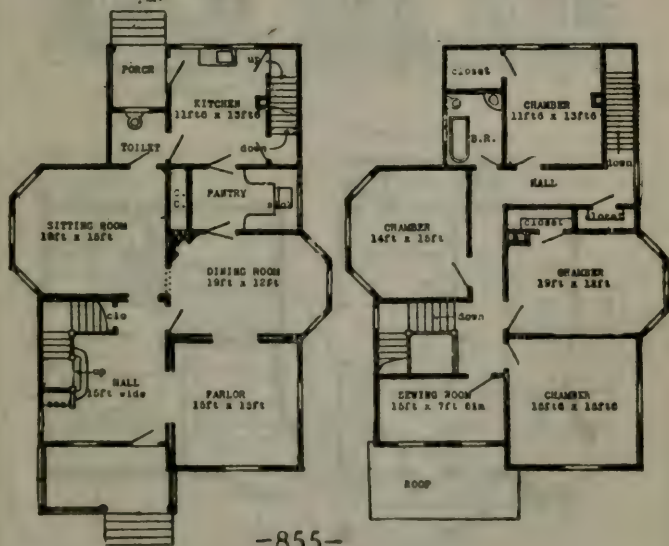
BALVIA RESIDENCE.

—Design 1223M:



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ARTISTIC HOMES



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RIMERTON RESIDENCE.—Design 2004M cost \$2,295 to \$2,385; plans \$20. See page 65.

HERBERT C. CHIVERS CO. ARCHITECTS

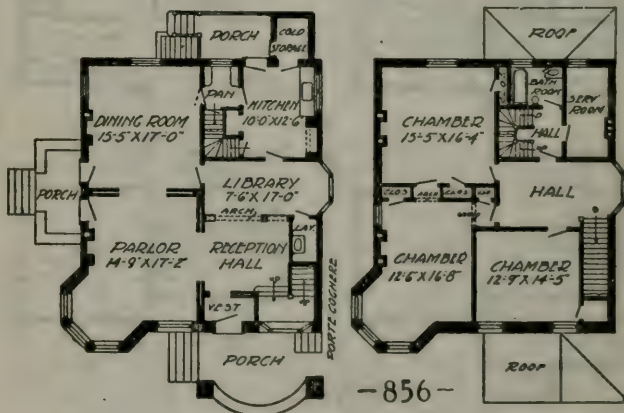
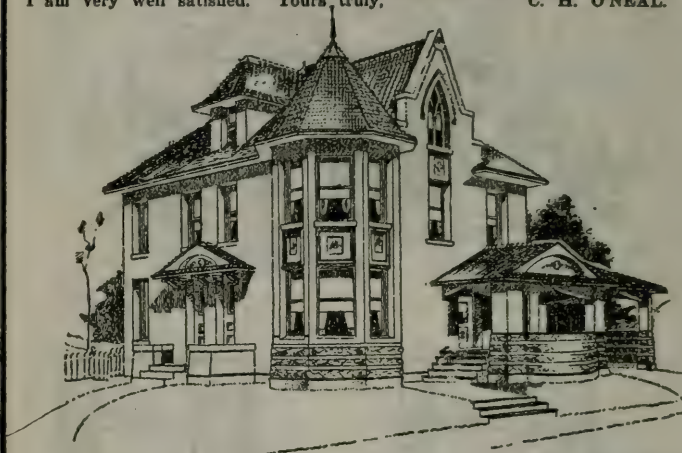
ARTISTIC HOMES

Calera, Ala., June 30, 1896.

Mr. Herbert C. Chivers, Architect, St. Louis Mo.:

Dear Sir:—In regard to plans and specifications drawn by you for my dwelling now nearing completion, will say, that same have fully come up to my expectations, and I consider it a very good investment for any one desiring to build, to have plans. The house is considered convenient and substantial, and I am very well satisfied. Yours truly,

C. H. O'NEAL.

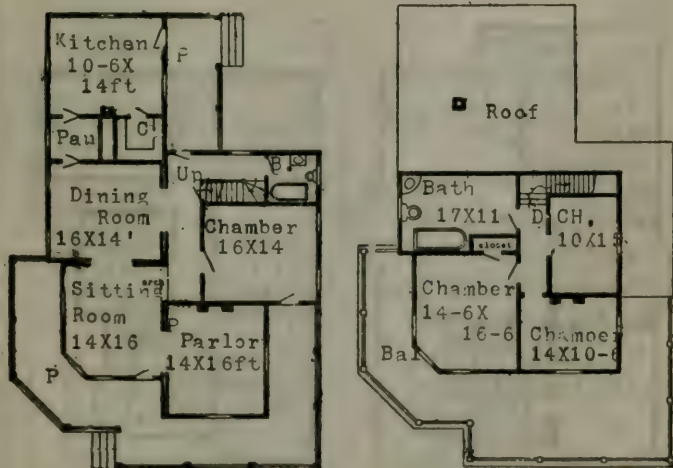


TAUSTON RESIDENCE.—Design 64 on page 696; cost \$3,250 to \$3,999 in brick: size 33 ft. 5 in. by 38 ft.; story heights 10 ft. Special features: Very complete plans \$15

ARTISTIC HOMES



CERESCO RESIDENCE.—Design 1923M; cost in frame \$2,022 to \$2,180; plans \$15. See page 65.

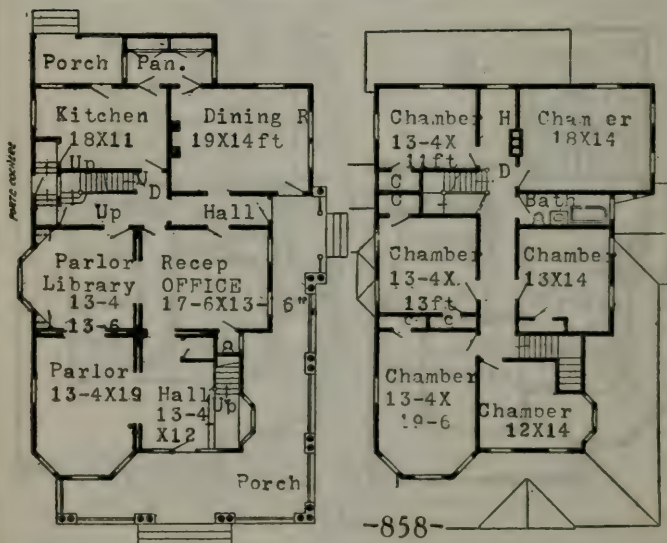


-857-

ARTISTIC HOMES



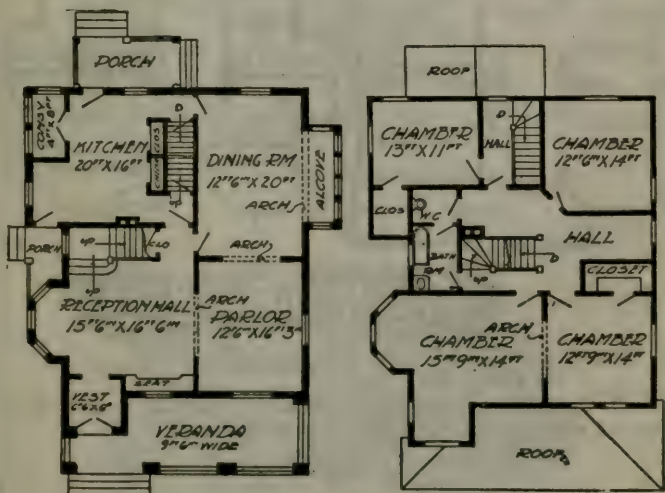
RUDYARD RESIDENCE.—Design 2384M; cost in frame, \$2,782 to \$2,930; plans, \$25. See page 65.



ARTISTIC HOMES



DAUGHTON RESIDENCE.—Design 2374-N; cost in brick veneer and frame, \$3,500; plans, \$30. Special features: Conservatory adjoining kitchen; attractive bay to reception hall; separate water-closet in connection with bath-room.



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HERBERT C. CHIVERS CO. ARCHITECTS

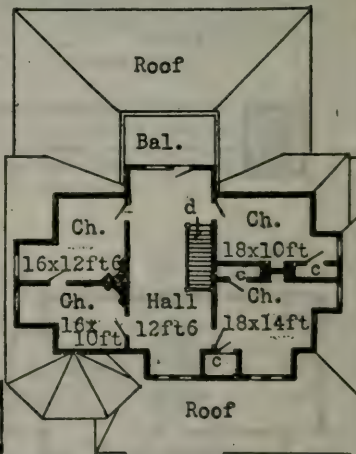
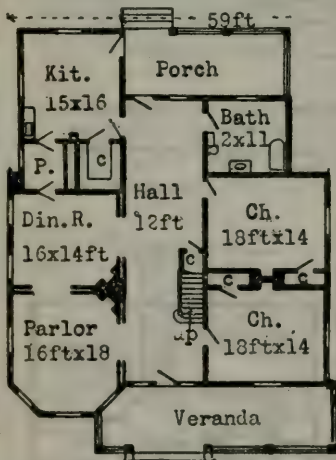
ARTISTIC HOMES

KALKASKA COTTAGE.—Design 1783M;
\$1,292 to \$1,348; plans, \$15.



-ARTISTIC HOMES-

Purchasers of this book will require no other as it contains the latest styles. If you appreciate the clean-cut uniqueness of my work, then do not be misled by cheap under-priced publishers' plans
HERBERT C. CHIVERS
ARCHITECT



Drawn by SCOTT, President
and C. ADAMS, V. President
EDWIN C. CHIVERS, Cashier.

FIRST NATIONAL BANK

Mr. Herbert C. Chivers,
St. Louis, Mo.

Fairfield, Ills.

10--24* 190

Dear Sir:- Plans of our new bank are very finely executed. We are pleased with the general design and arrangement.

Yours sincerely,

-860-

Edwin C. Chivers

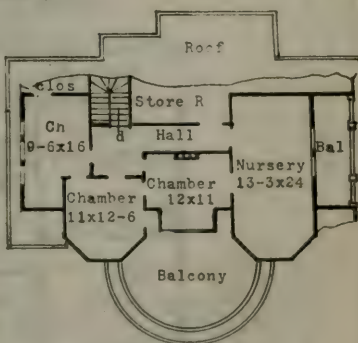
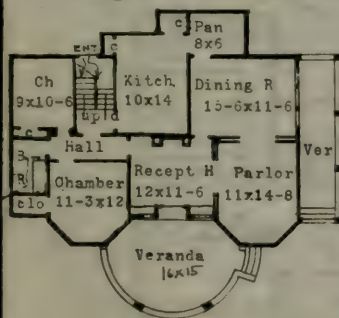
Cashier.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



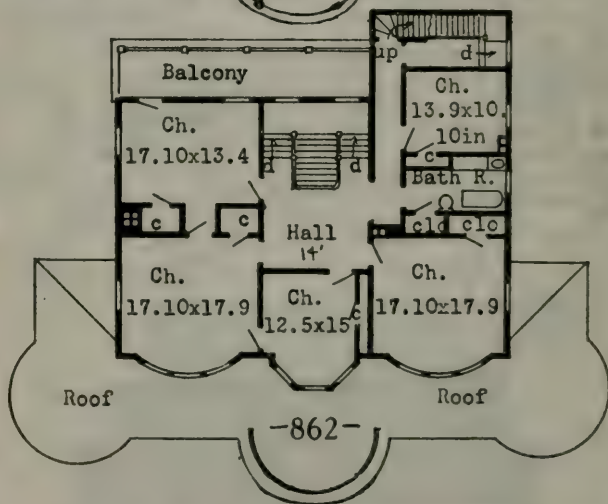
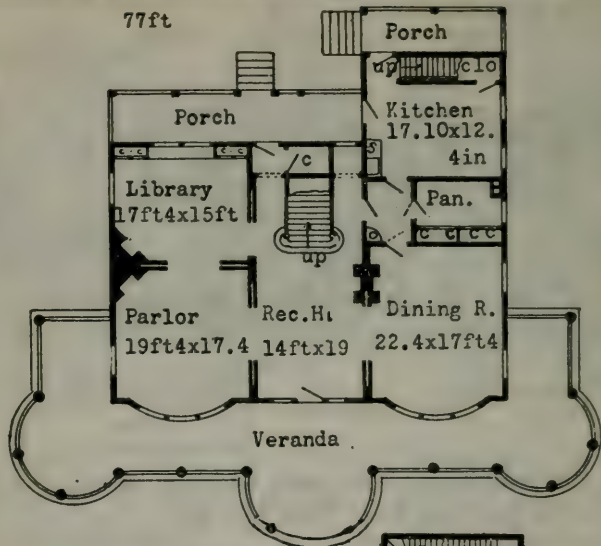
Escondido design 5861, width 44 ft, side porch 6 ft, story heights 10 and 9 ft. Plans \$15.



PERISTYLE APARTMENTS, ST. LOUIS. -861-

HERBERT C. CHIVERS CO. ARCHITECTS

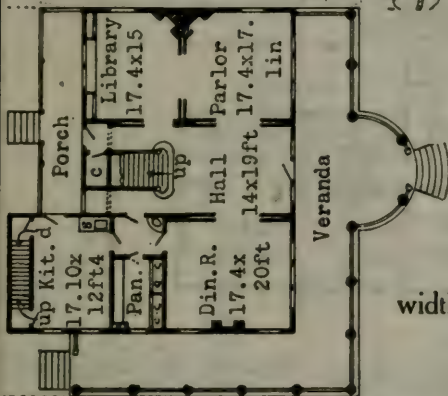
ARTISTIC HOMES



Pinckneyville No. 4 design 5862, story heights 10-ft each. Width 58-ft. See design page 863.

ARTISTIC HOMES

Pickneyville No. 2
heights 10-ft.

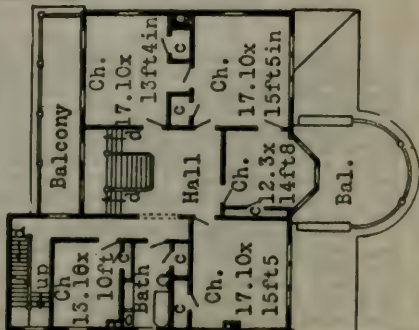


width 48-ft,

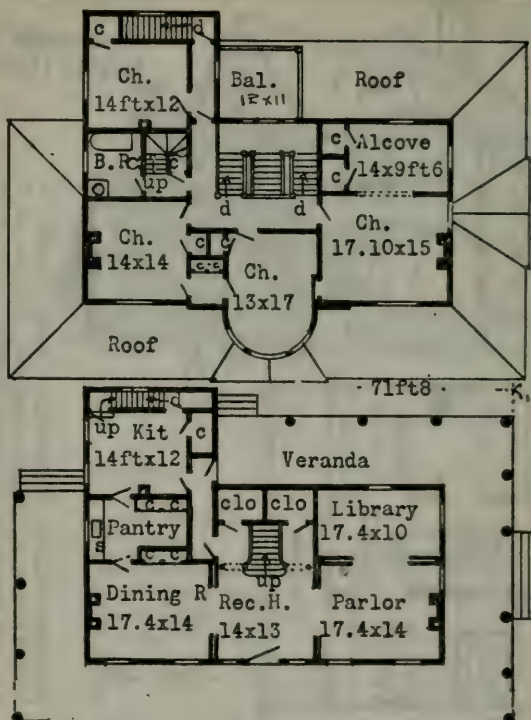
PICKNEYVILLE RESIDENCE.—Design 4228-O: in frame, \$3,290 to \$4,450; plans, \$30; width over all, 51 ft. 8 in; story heights, 10 ft. Special features: Large reception room, imposing stairs, large pantry, large rear porch. See page 65, also 62 and 64 for description to Pickneyville plan No. 2 and No. 3.

design 5863,
See pages 862-864.

- 863 -



ARTISTIC HOMES



Pickneyville No. 3 design 5864-A, story heights 10-ft. Plans \$25.

THE USE OF PLANS.

Plans are to be used but once, and parties purchasing plans of this office are privileged to build only one building from them. This is a universal custom among architects, and for plans used a second time we are entitled to 3½ per cent on the total cost of each building erected from them.

Some are of the opinion that these plans may be used, provided changes are made, but where it can be shown that a prospective client purchased books containing certain ideas embodied in such plans as may be built from, without payment to the originator it is sufficient evidence on which to prosecute. This notice is simply to protect those who might endeavor to use "ignorance of the law" as an excuse for duplicating plans.

It is admitted, even by many architects, that the facilities of this office to produce practical plans and artistic designs is superior to that of any other in the United States.

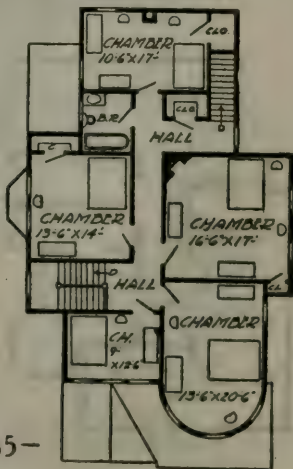
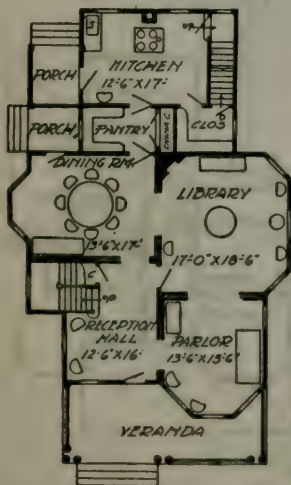
If any of our stock plans should exceed estimate I will exchange them within 10 days after shipping for any other plans of less cost which I may have in stock, if returned in good shape, for \$2 additional.

-864-

ARTISTIC HOMES



KALEVA RESIDENCE.—Design 100021M; cost \$3026 to \$3331; plans, \$35; size 33x51 width over all, 36 ft. special features: bay in front and side. compact plans, large kitchen closet. See page 65.



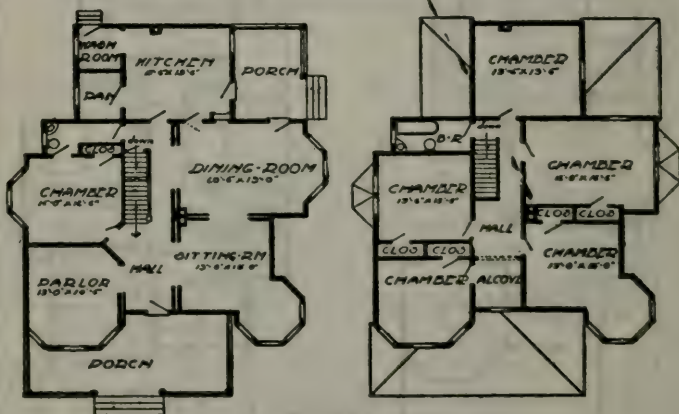
-865-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

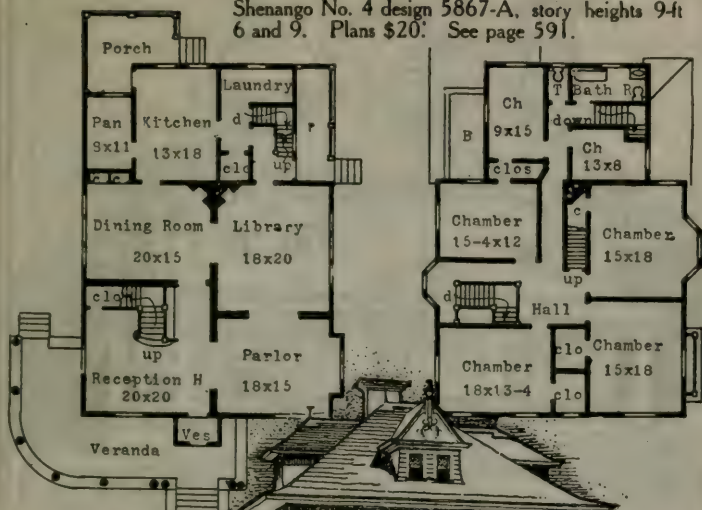


LOMERA RESIDENCE.—Design 2382M; cost in frame, \$2,690 to \$2,782; plans, \$25. See page 65.

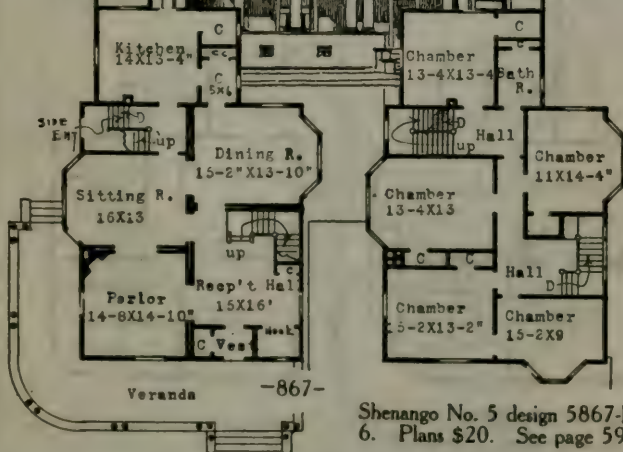


ARTISTIC HOMES

Shenango No. 4 design 5867-A, story heights 9-ft 6 and 9. Plans \$20. See page 591.

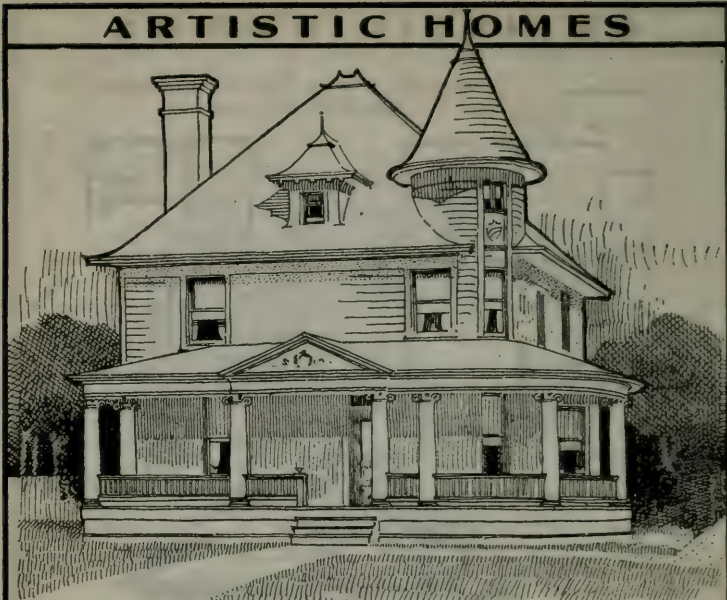


story 10
and 9-ft

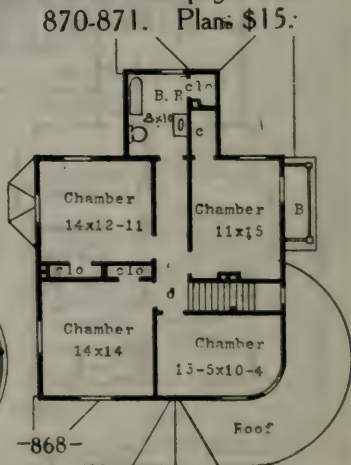
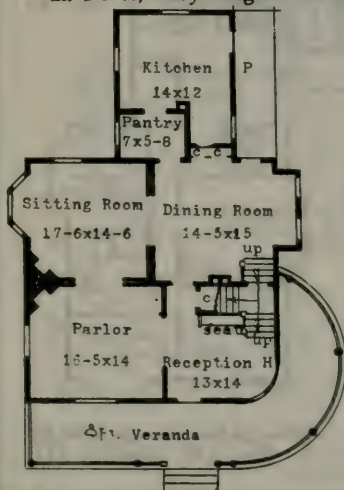


Shenango No. 5 design 5867-B.
6. Plans \$20. See page 591

ARTISTIC HOMES



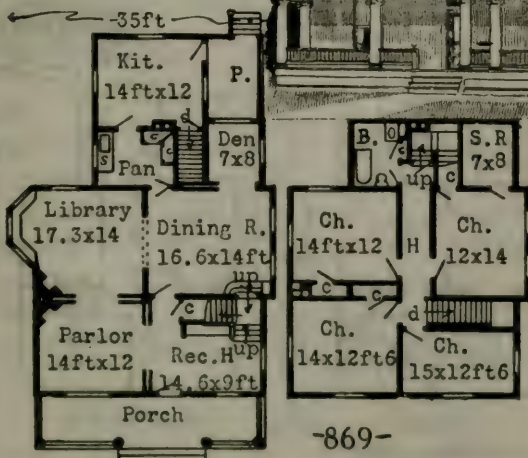
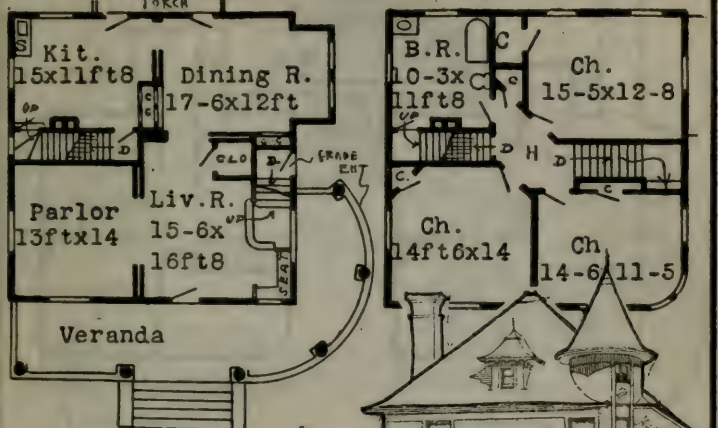
Gustonia No. 6 design 5868, width 30 ft 6, width over all 38 ft, story heights 10 and 8 ft 6. See pages 869-870-871. Plans \$15:



HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

see pages 868 to 871. Gustonia No. 5 design 5869-A,



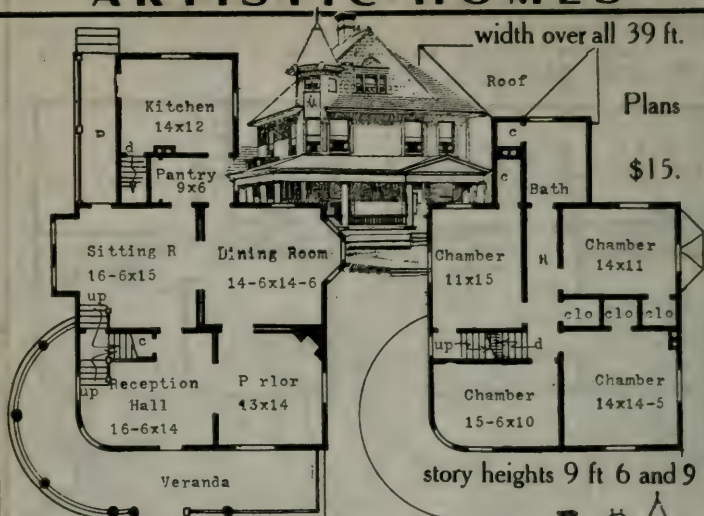
Gustonia No. 4 design 5869-B, story heights 9-ft 6 each. See pages 868 to 871.

ARTISTIC HOMES

width over all 39 ft.

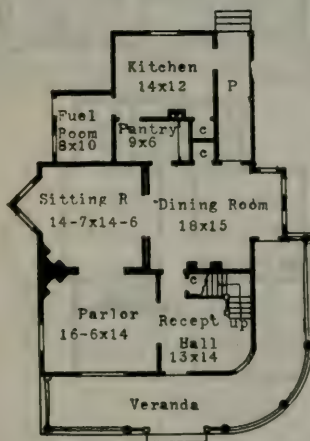
Plans

\$15.

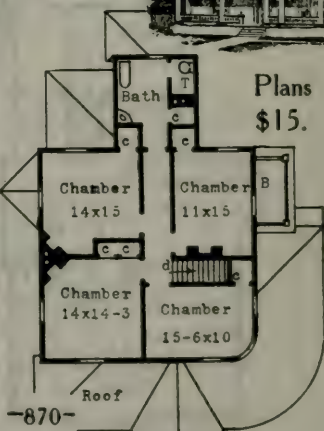


story heights 9 ft 6 and 9

Gustonia No. 3 design 5870-A.
See pages 868 to 871,



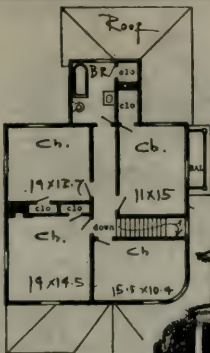
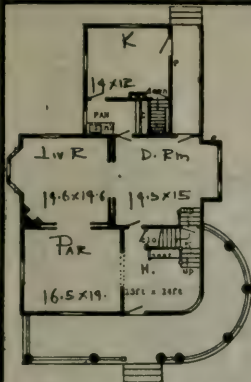
Plans
\$15.



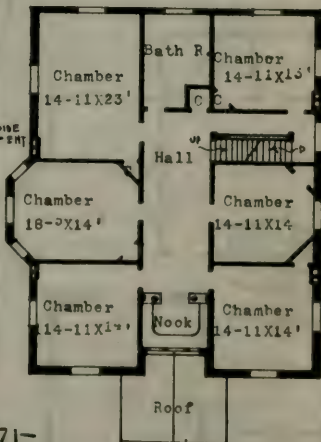
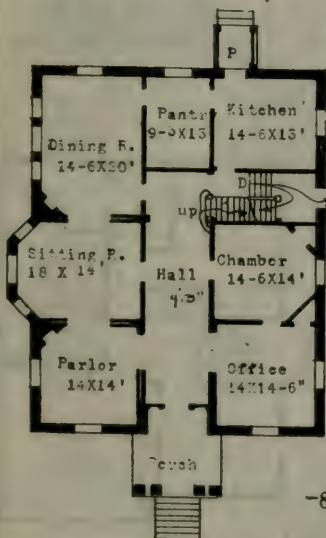
Gustonia No. 7 design 5870-B, story heights 9 ft 6 and 9, width over all 39 ft. See pages 868 to 871.

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USTONIA RESIDENCE.—Design 1918-N; cost in frame, \$1,782 to \$1,968; plans, \$15; story heights, 10 ft. and 8 ft. 6 in. Gustonia Design No. 2, with parlor 13x14 ft.; hall, 15 ft. 6 in. by 16 ft. 8 in.; with 15x12 ft. kitchen in place of sitting-room, and 10x12 ft. bath-room above, with rear stairs.



-871-

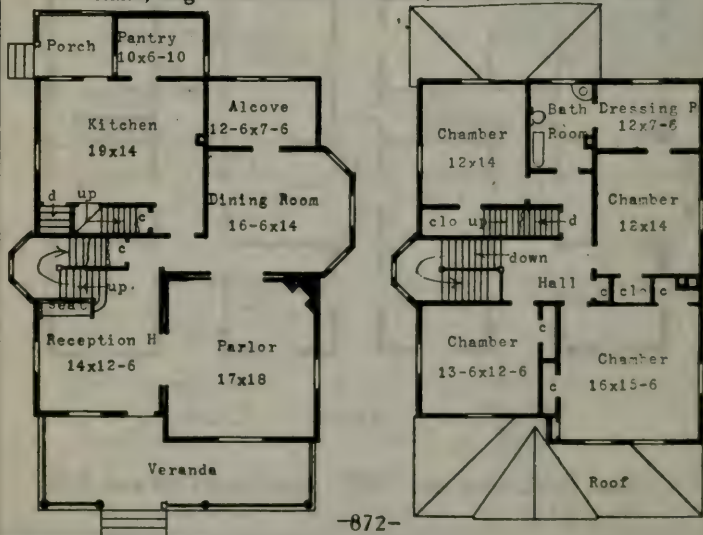
Plain Brick house No. 5871, story heights 10 and 9 ft.
Plans \$10.

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ARTISTIC HOMES



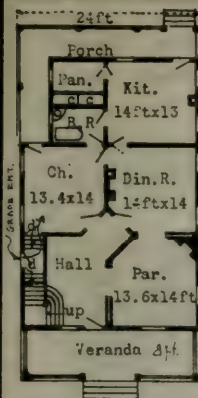
Alviso design 5872, width 33 ft, width over all 40 ft, story heights 9 ft 6 and 9. Large, spacious hall, neat stairs, large front room. Plans \$10.



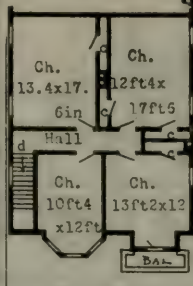
-872-

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ARTISTIC HOMES



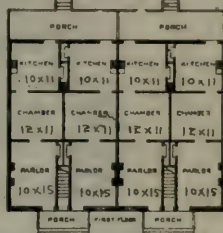
Coronado design
\$12.
5873-A,



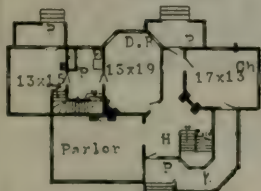
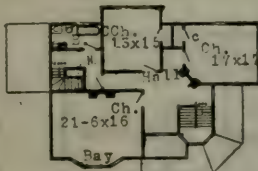
heights 10t.



A ROW OF CHEAP FLATS.



Plans \$25.



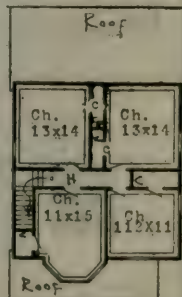
MAYON RESIDENCE.—Design 2258M;
\$1,992 to \$2,096; plans \$25. See page 65.

Plans \$25.

-873-



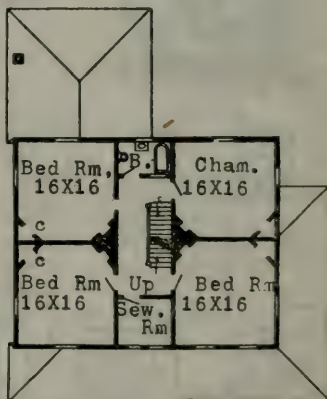
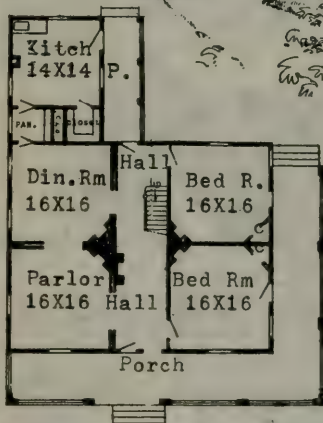
SIERRA RESIDENCE.—Design 9901M; in frame, \$1,780. to \$1,920; plans \$15; width, 28 ft. by 42 ft.; story heights, 9 ft. 6 in. and 8 ft. in the clear; special features: Bath on first floor; novel, but convenient back hall arrangement; large fire-place in sitting-room.



ARTISTIC HOMES

The plans received of you this summer, gave entire satisfaction. I have no photo of house yet, but will mail you one later.

H. STAKMER, Owatonna, Minn.

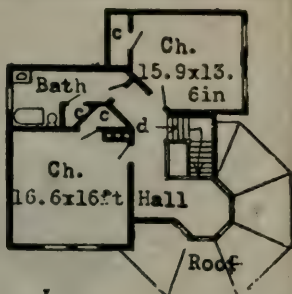
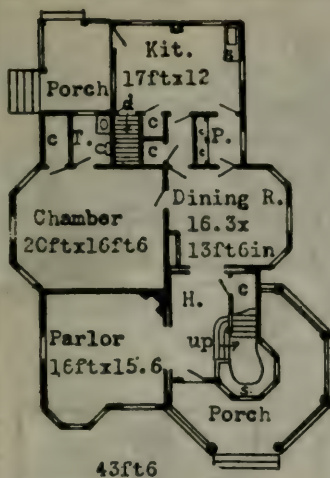


IXOM RESIDENCE.—Design 1843-N; cost in frame, \$2,990 to \$3,198; plans, \$25. Large, well-ventilated rooms. Spacious veranda; ample fire-places.

-874-

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ARTISTIC HOMES



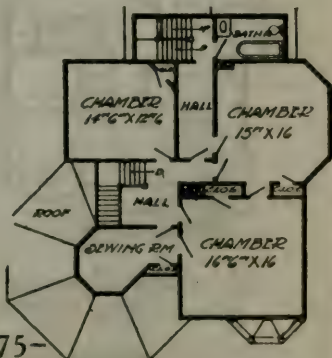
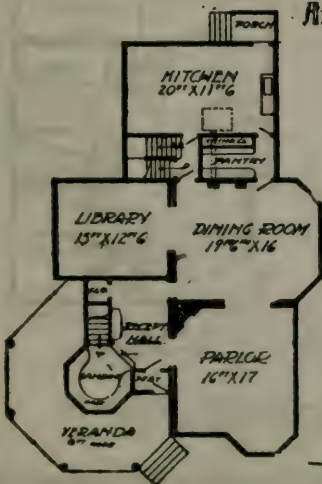
Plans \$20.

Anoka No. 2 design 5875.



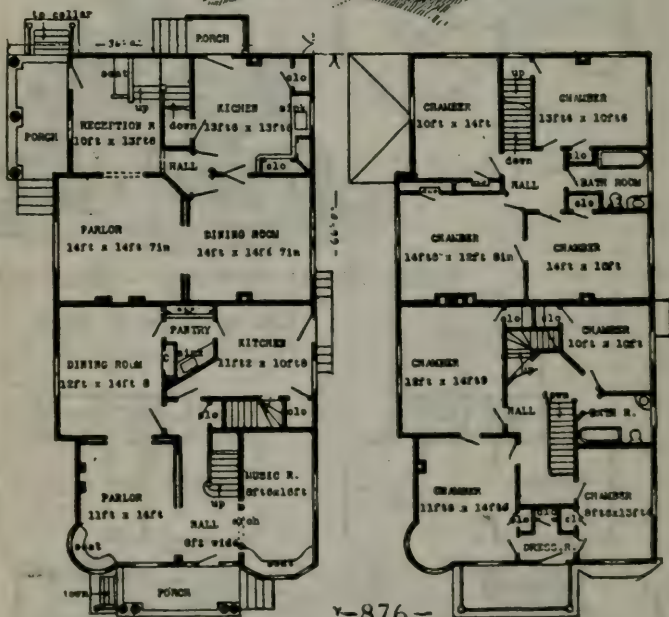
ANOKA RESIDENCE.—Design 2008M;

Use mirror as on page 1023 to get reversed effect.



-875-

ARTISTIC HOMES



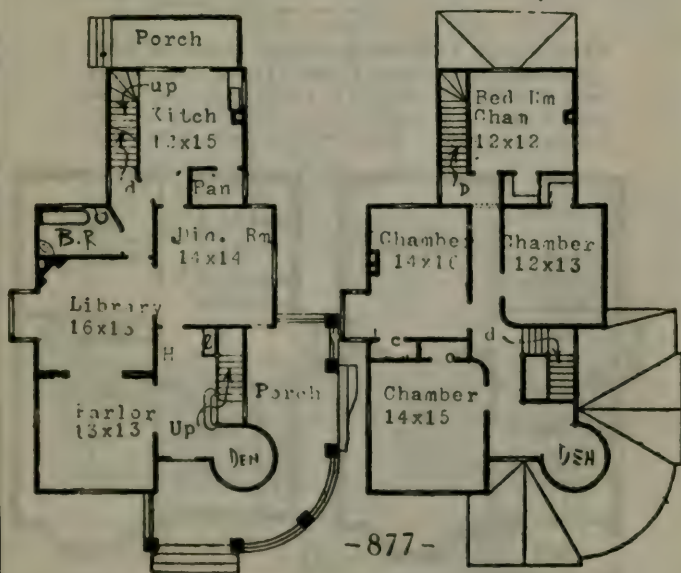
GRAYDON RESIDENCE.—Design 1924 M; cost \$2,682 to \$2,890; plans \$25. Double house. See page 65.

ARTISTIC HOMES



MT. CARROLL RESIDENCE.—Design 6025-O; in frame, \$2,490 to \$2,680; plans, \$20; width, 30 ft. 10 in.; width over all, 40 ft.; story heights, 10 ft.; special features: Good for corner lot.

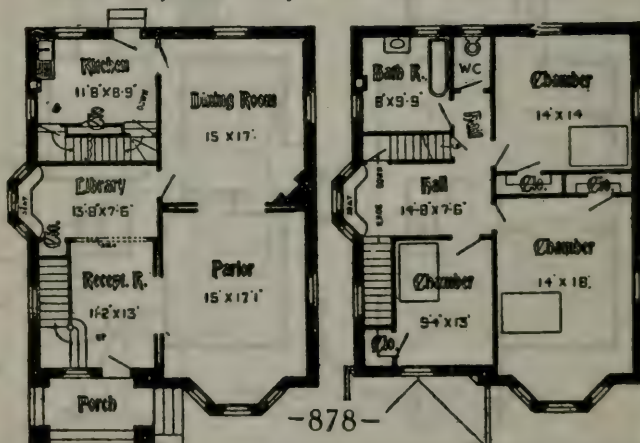
Mt. Carroll Residence No. 2, Schaeffler design, same as above, with 9 ft. octagon tower; with 3 ft. bay to dining-room; with wide porch extending to bath-room, with door at rear hall; with 9 ft. 6 in. and 8 ft. 8 in. story heights. See page 65.



ARTISTIC HOMES



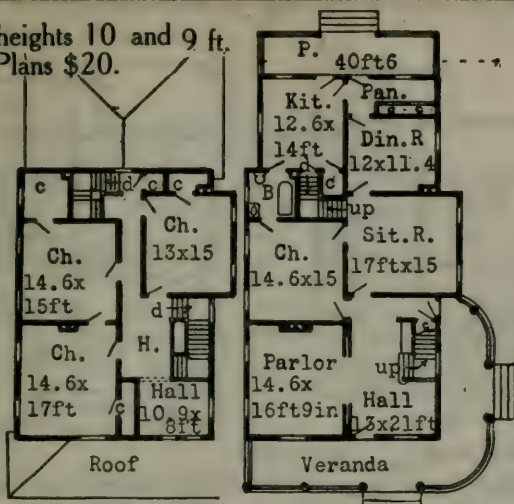
CINCINNATI RESIDENCE.—Design 9298M; in brick, \$3,200 to \$3 500; in frame, \$2,000 to \$2,200; plans, \$35 in brick, \$25 in frame; width, 29 ft. 4 in by 37 ft. 6 in.; width over all 32 ft; story heights, 10 ft. Special features: Attractive library back of reception room; similar room above.



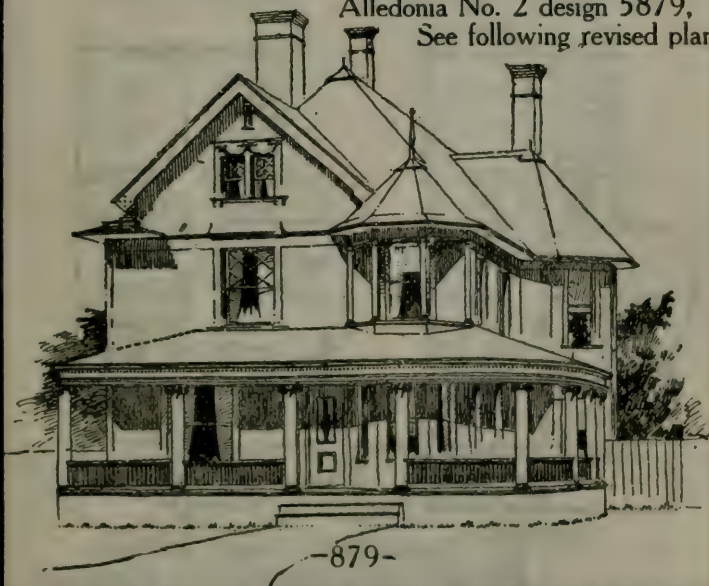
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

story heights 10 and 9 ft.
Plans \$20.



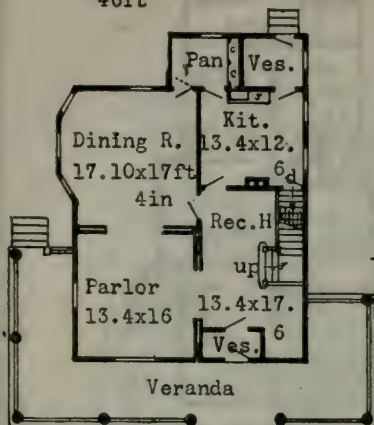
Allledonia No. 2 design 5879,
See following revised plans



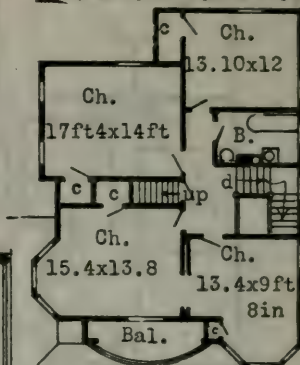
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

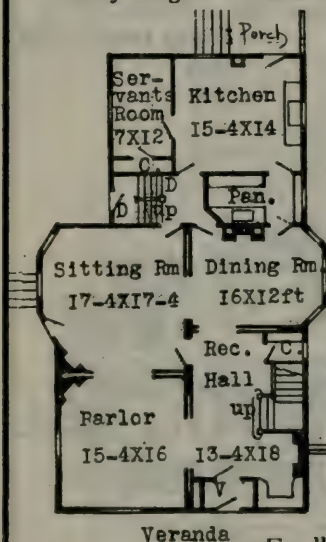
-46ft



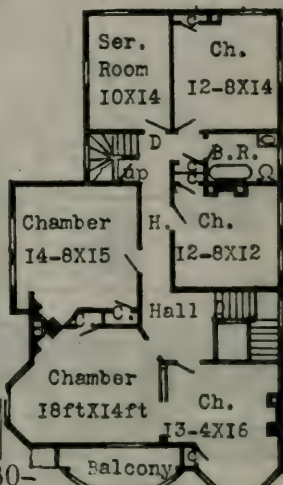
Estella plan No. 4, Clark design
See page 65. See plans on page



Estella No. 8 design 5880-A, see exterior page 887,
story heights 10 and 9-ft 4. Plans \$20.



-880-

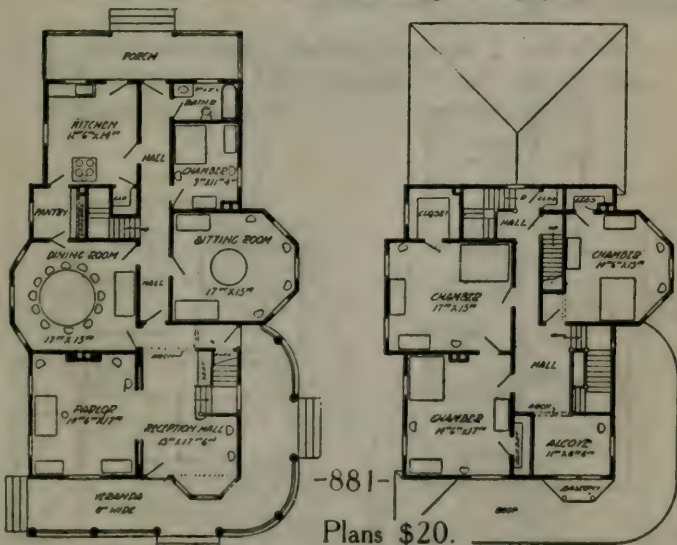


Estella No. 3 design 5880-B,
page 887. story height 10 ft. Plans \$20.

ARTISTIC HOMES



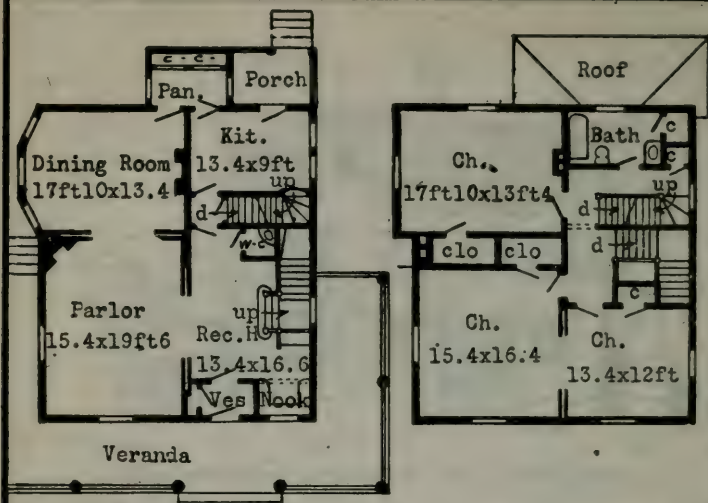
SANITARIUM.— Plans similar to Pennington Design p. 295.



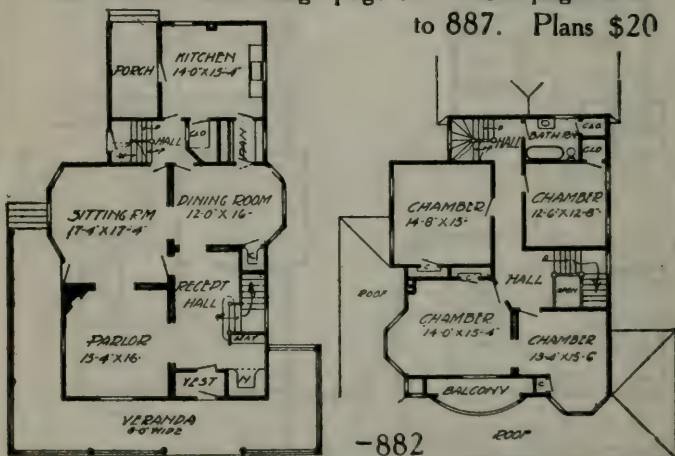
Allondonia design 5881, see design page 879. See following similar plans. Story heights 10 and 9 ft.

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ARTISTIC HOMES

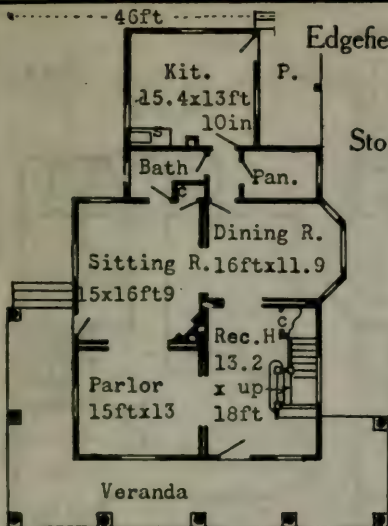


Estella No. 2 design 5882-A, story heights 10 ft and 9-ft 6. See design page 887. See pages 879 to 887. Plans \$20



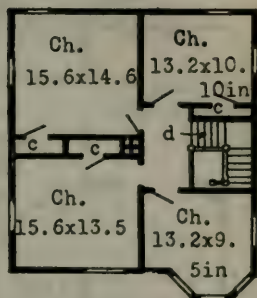
Estella No. 3 design 5882-B, see design page 879 to 887. Story heights 10 and 9-ft 4. Plans \$20.

ARTISTIC HOMES

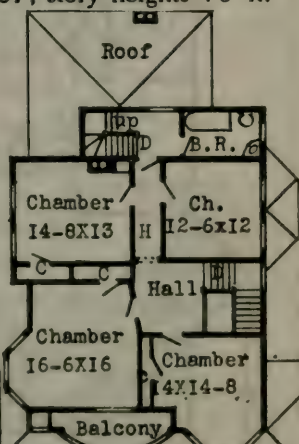
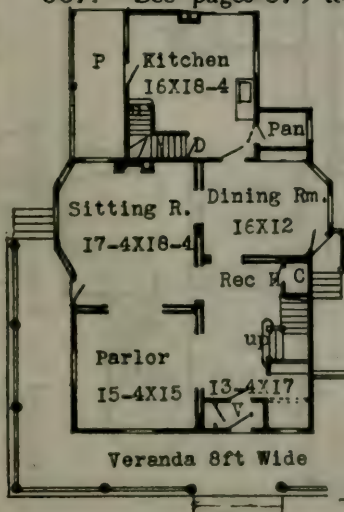


Edgefield No. 6 design 5883-A.
See pages 879 to 887
Plans \$20.

Story heights 10 and 9-ft 4.



Edgefield No. 5 design 5883-B, see exterior, page 887. See pages 879 to 887, story heights 10 ft.

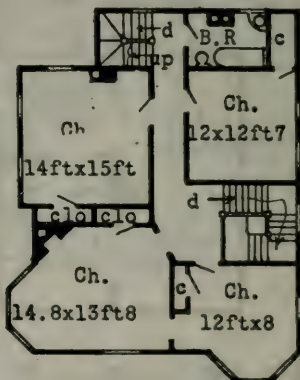
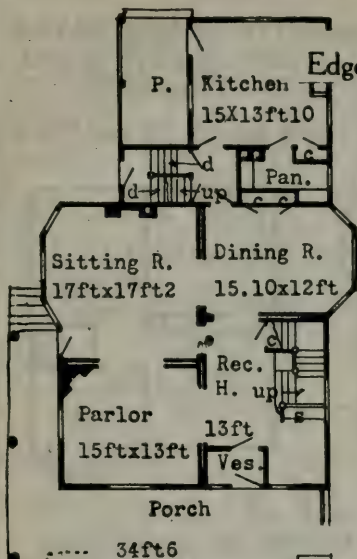


Plans \$20.

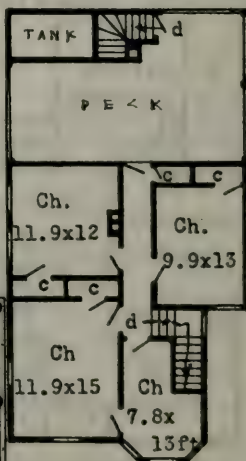
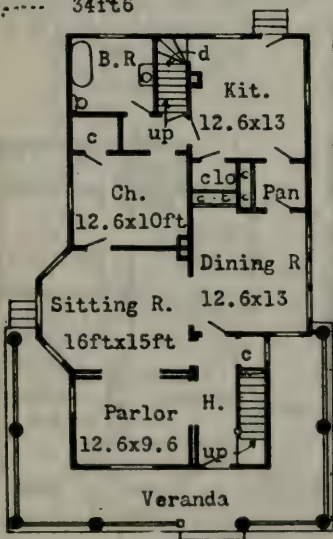
-883-

ARTISTIC HOMES

Edgefield No. 7, design 5884-A.
9-ft 4.



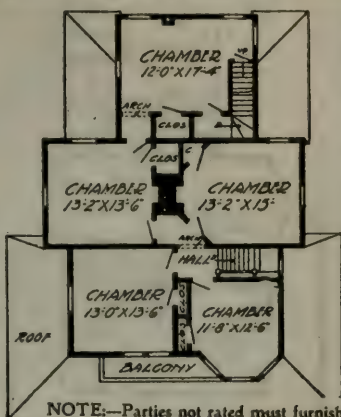
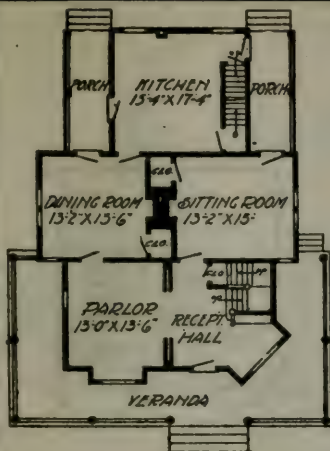
See pages 879 to 887.



Edgefield No. 8 design 5884-B,
story heights 9 and 8-ft 4.

-884-

ARTISTIC HOMES



NOTE:—Parties not rated must furnish good bank reference

VOLGA RESIDENCE.—Design 69-O; cost, \$2,390; plans \$20; similar exterior to Edgefield residence on page

- ORDER BLANK -

HERBERT C. CHIVERS, Architect,

St. Louis, Mo. Date

Please make preliminary drawings (for approval) complete working drawings, details and legally worded specifications, for which I agree to pay you \$---- upon delivery.

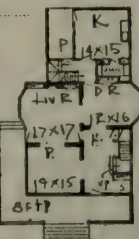
Respectfully,

Street

Name

City

State

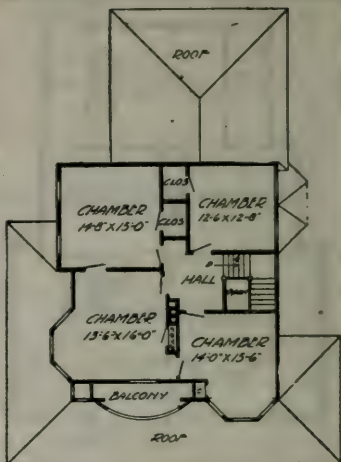
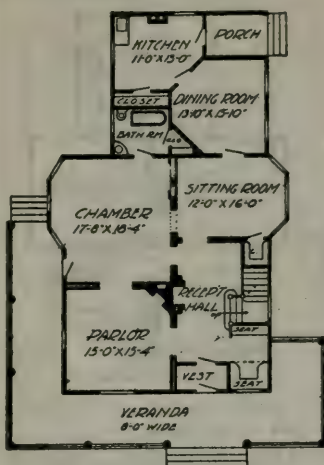


OHARA RESIDENCE.— Design 36-O; cost, \$2,700 to \$2,900; size 29 ft. 8 in. by 34 ft. 5 in.; story heights, 10 ft. and 9 ft. 4 in. Special features: Porte-cochere lavatory under stairs and side entrance. Plans \$20. See design on page 65.

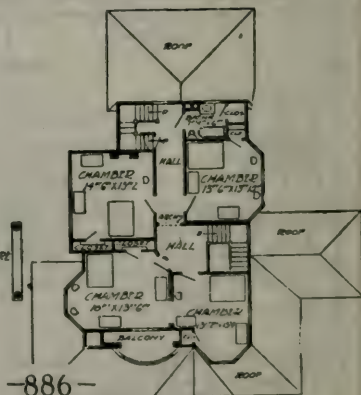
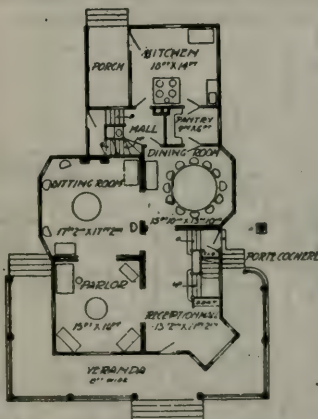
LANCELL RESIDENCE.— Design 37-O; cost \$2 344 to \$2 598; size 29 ft. 8 in. by 52 ft.; story heights, 10 ft. and 9 ft. 4 in.; plans \$20. See design of Edgefield Cottage on page 65.

-885-

ARTISTIC HOMES



BESWICK RESIDENCE.—Clark design 31-O; cost, \$2,500 to \$2,700; size, 32 ft. by 55 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft.; plans, \$10. See Edgefield design on page 605. See page 65. See plans on page 607.



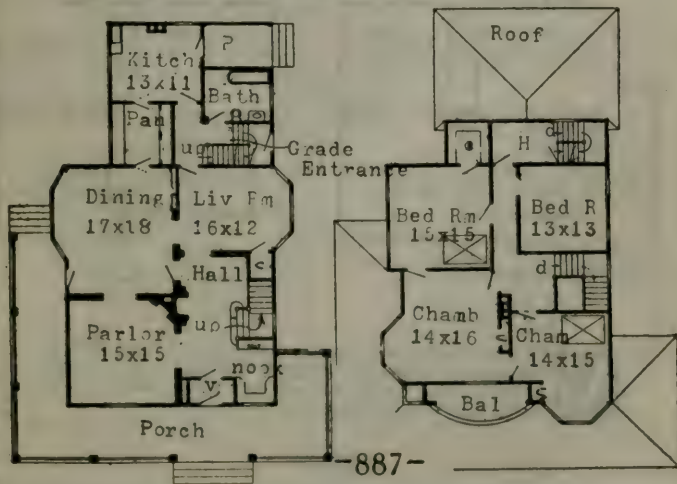
—886—

ALHAMBRA RESIDENCE.—Design 2252-O; cost in frame \$2,590 to \$2,682; plans \$25. See Edgefield Res. for exterior

ARTISTIC HOMES

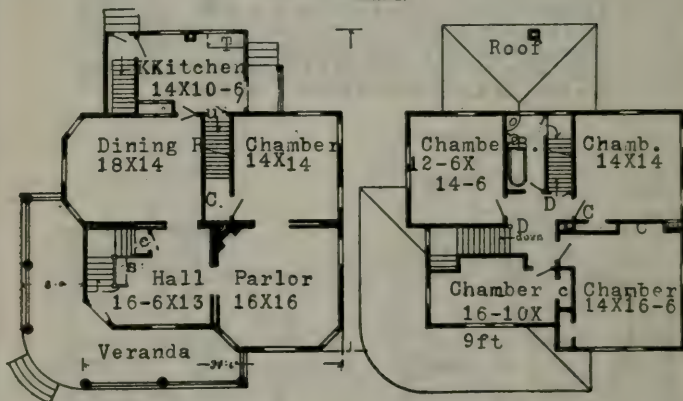


EDGEFIELD COTTAGE.—Design 190,199-O; in frame, \$2,690 to \$2,899; plans, \$20; width, 30 ft. 4 in.; width over all, 45 ft.; story heights, 10 ft. and 9 ft. 4 in.; special features: Wide veranda; combination inside-and-outside cellar stairs, large bath-room and pantry; brick fire-place in reception hall. See index for Edgefield plans revised. See page 65.



ARTISTIC HOMES

The plans prepared for me were satisfactory. I could have had them prepared in my own draughting room, but I found it of advantage to consult with you. O. A. WILSON, (Chief Engineer O. H. & D. R. Co.), Dayton, O.



OVANA RESIDENCE.—Design 1842-N; cost in frame, \$2,390 to \$2,498; plans, \$20; story heights, 9 ft. 6 in. and 8 ft. 6 in. Special features: Large rooms; neat, attractive design; good corner-lot design; attractive upper sash to second-story windows.

-888-

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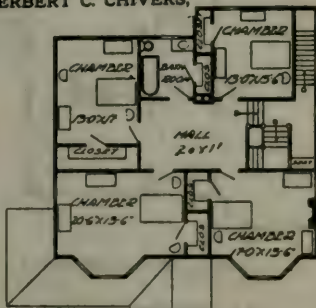
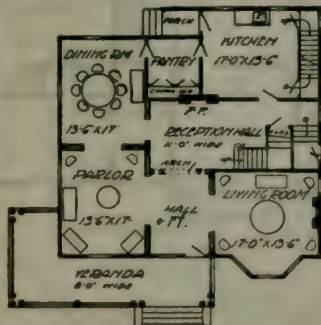
ARTISTIC HOMES



MONTEREY RESIDENCE.—Design 100,009M; cost, \$2,806 to \$3,886; size, 43 x 36 ft. Special features: Large brick fire-place in hall; large pantry; well-ventilated front

I cannot afford to have my clients in any way dissatisfied. I want your future business and that of your friends. I am interested in bettering your locality architecturally and when you hear of anyone who has intentions to build, please do not fail to mention my name and at the same time drop me a line.

HERBERT C. CHIVERS,



—889—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



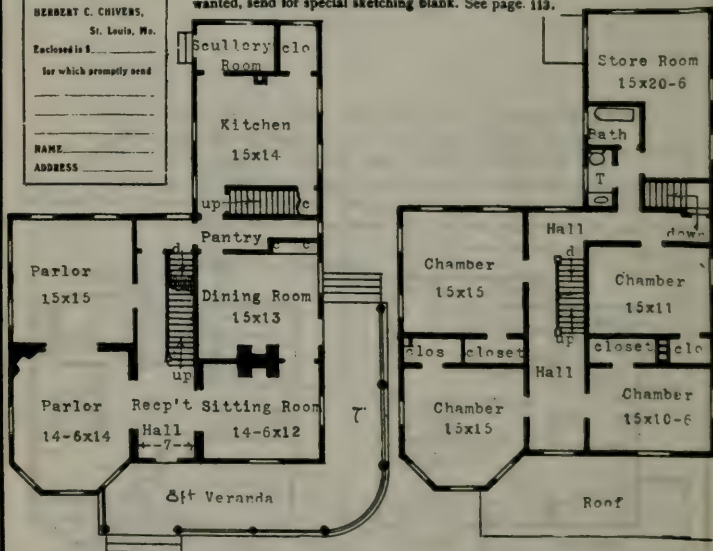
- SKETCHING BLANK -

- Order Blank -
HERBERT C. CHIVERS,
St. Louis, Mo.

Enclosed is \$
for which promptly send

NAME
ADDRESS

If you intend to order plans or wish to send a rough outline of the plan wanted, send for special sketching blank. See page 113.

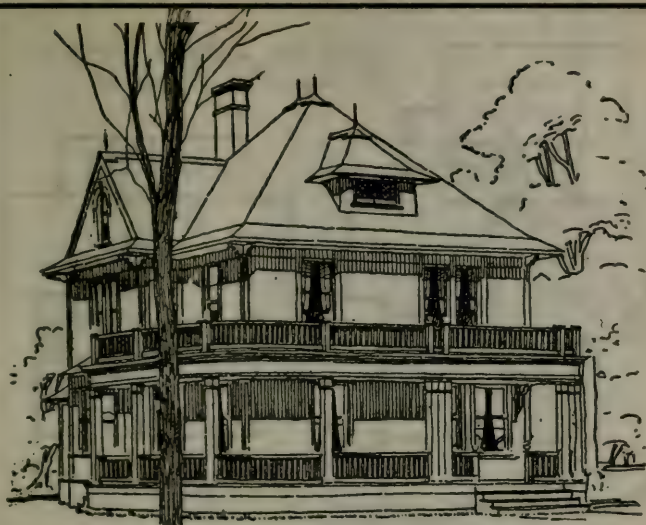


Los Gatos design 5890, width 39 ft, porch 8 ft extra.
Plain, neat southern home. Plans \$15. Story heights
10 and 9 ft 6.

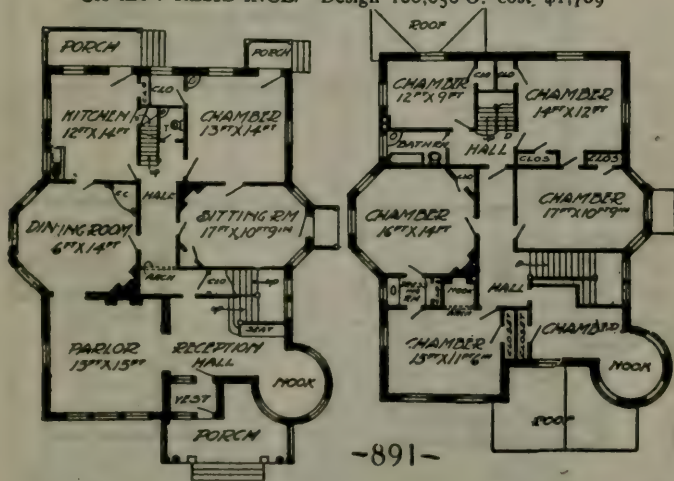
-890-

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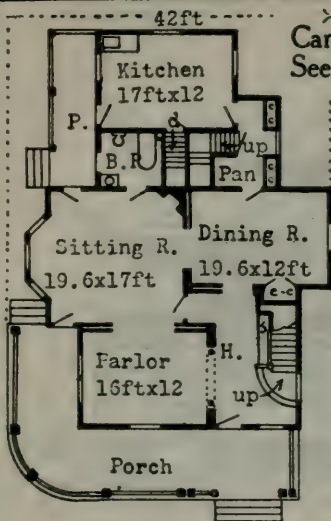


CARLOS RESIDENCE.—Design 100,050-O. cost \$1,789

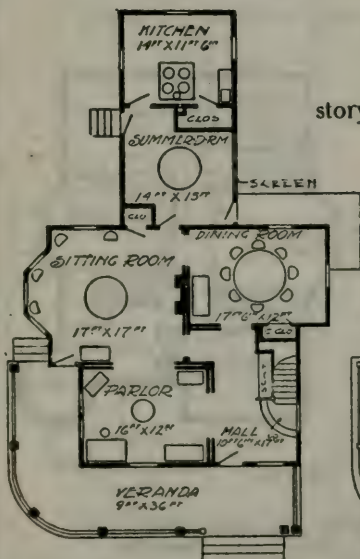
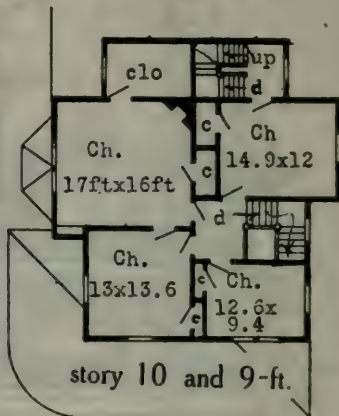


WINSLOW PARK COTTAGE.—See opposite page. Design 2469-M; cost in brick, \$7,000 to \$7,500. Plans, \$55.

ARTISTIC HOMES



Carlos No. 2 design 5892-A,
See page 891. Plans \$15.



Carlos design 5892-B,
Plans \$15.

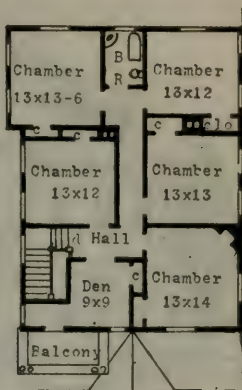
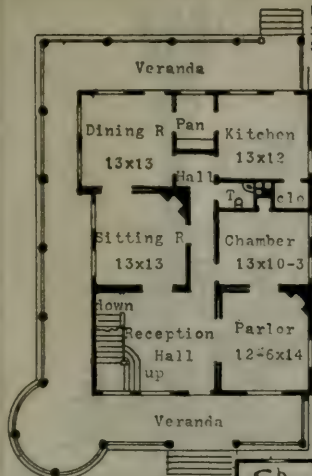
story 11 and 9 ft. See page

891.

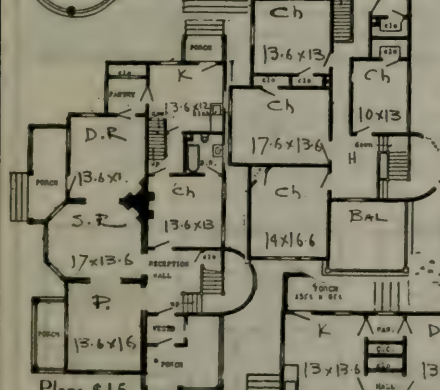


ARTISTIC HOMES

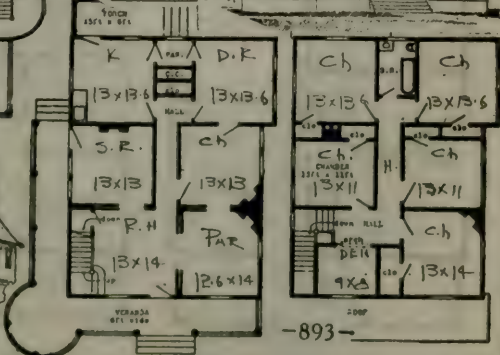
CONVERSE RESIDENCE, I. Design 1839M; cost in frame \$2,290 to \$2,582; plans \$20. Balcony in front of den 6x12. See page 65.



CONVERSE RESIDENCE. 2nd
Plans \$20.



Plans \$15.
PALATINE RES

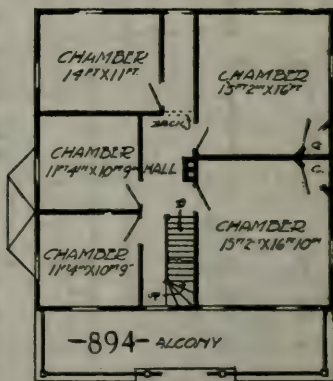
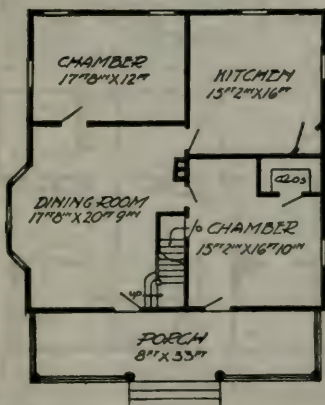


-893-

ARTISTIC HOMES



ERDA RESIDENCE.—Design 100,045-O; size, 34.6x33 ft. 6 in.; cost, \$1,588 to \$1,792; plans, \$15; story heights, 1st 9 ft. 6 in., 2d 9 ft., cellar 7 ft. A plain, practical house. See page 65.

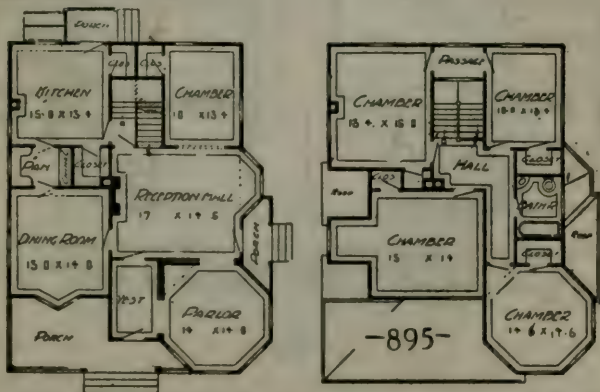


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



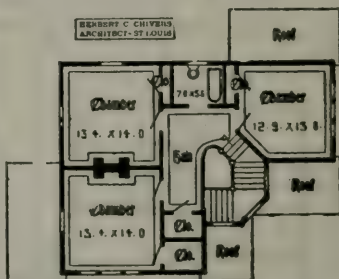
ROBERT'S RESIDENCE.—Design 9289-O; in frame, \$2,190 to \$2,389; plans, \$25; width, 34 ft. by 44 ft.; story heights, 9 ft. 4 in. and 9 ft. (full story); special features: Large reception hall, with bay; octagon parlor, well ventilated; conveniently arranged stairs; four rooms with front view. Modifications: By eliminating closet to down-stairs chamber, a grade entrance to cellar can be had. See page 65.



ARTISTIC HOMES



VICKSBURG RESIDENCE.—Design 1870M; in frame, \$1589 to \$1798; plans, \$25; story heights, 9 ft. 6 in. and 8 ft. 6 in.; full story. Special features: Designed for stained shingle effect. See page 65.



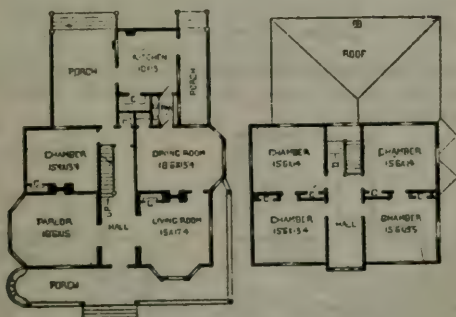
The plans which you furnished me for my house were all right in every way and were entirely satisfactory. I can heartily recommend the plans drawn by you to any person intending to build.—Wm. H. Gilmartin, Bloomington, Ill.

—896—

ARTISTIC HOMES



TILDEN RESIDENCE.—Design 1558M; in frame, \$2,500 to \$2,890; plans, \$25; width over all, 43 ft. 6 in.; story heights 10 ft. Special features: Large, wide veranda; large rooms. See page 65.



Boston, Mass., June 30, 19
Mr Herbert C. Chivers,
St. Louis, Mo.

Dear Sir:—

The plans and specifications received from you are very complete and you have carried out my ideas very clearly. I think it is going to make just the house I want. I am really getting more for my money, than I thought I would.

The plans have been favorably commented on by our local architects. They say that you understand how to carry out the details of colonial work correctly.

Yours respectfully,
HENRY F. GUILD.

(Jeweler)

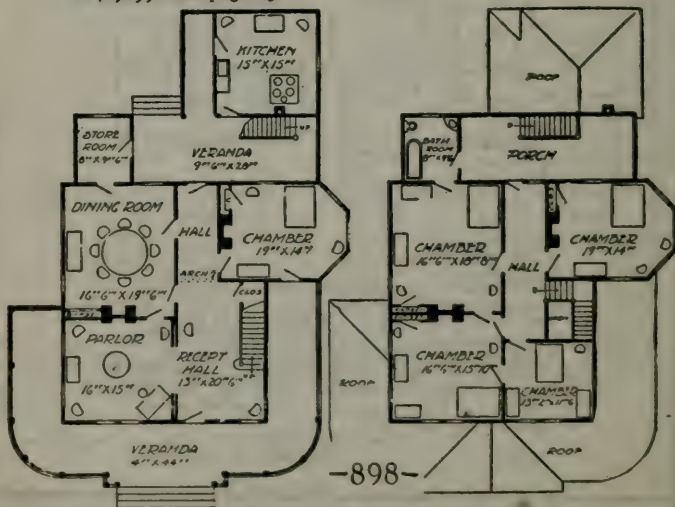
-897-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ANITA RESIDENCE.—Design 100,038-O; plans, \$25.
width 50.6; story heights, 1st 12 ft., 2d 11 ft.; cost \$2,498
to \$2,699 See page 65.

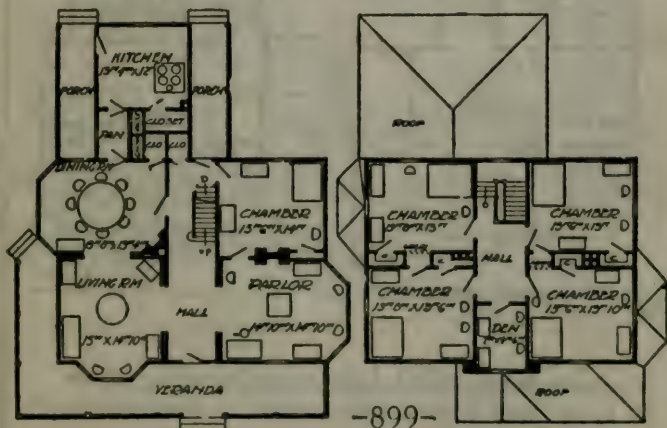


-898-

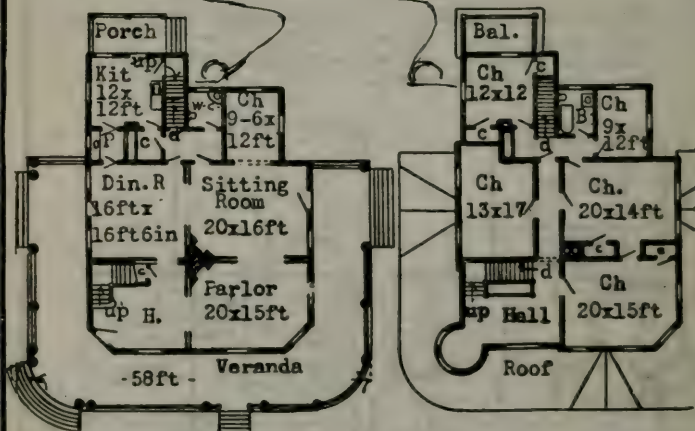
ARTISTIC HOMES



MONTEER RESIDENCE.—Design 100,037-O; cost \$2,-298 to \$2,497; plans, \$20; story heights, 1st 9 ft. 2d 8 ft. cellar 7 ft; width 42 ft. Special features: Large rooms; parlor is 14.10x19.6. See page 65.



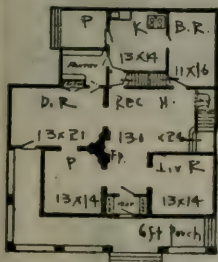
ARTISTIC HOMES



Mariposa design 5900, large rooms, imposing corner-lot house, well lighted front rooms. Story heights 10 ft. Plans \$25.

-900-

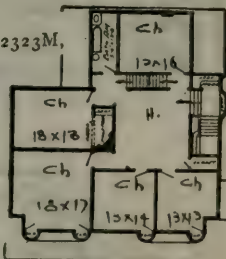
ARTISTIC HOMES



MAVERICK.—Design 2323M,

RESIDENCES

My success in Fine Houses is in readily seeing my clients' desires, producing for them a better home than was expected for a given sum. Preparedness is really the secret of my success



GEHUTTON, Mgr.



Pierce, Neb. - Sept. 10th, 1900

Herbert C. Chivers, Architect,
St. Louis, Mo.

*Dear Sir:-

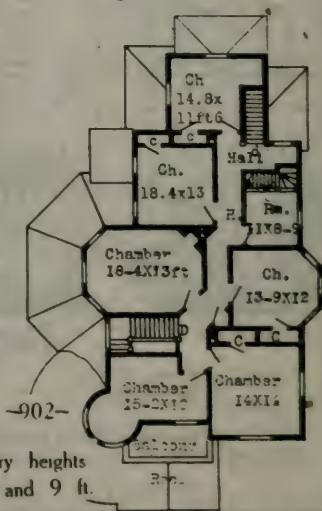
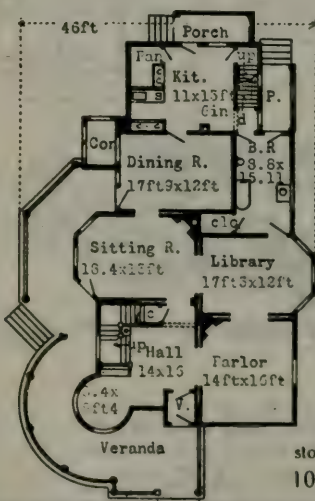
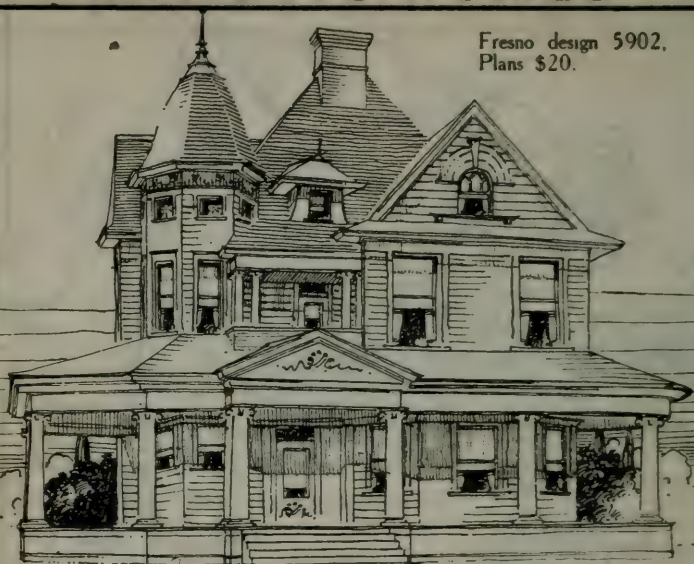
I received plans in good shape. Many thanks for your prompt attention.

-901- Very truly, *GEHUTTON*

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

Fresno design 5902.
Plans \$20.

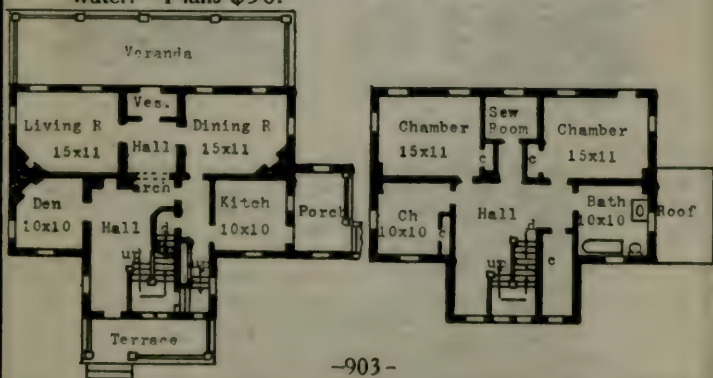


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



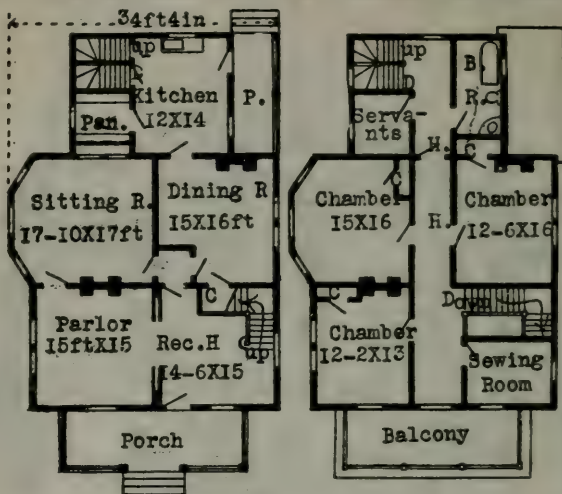
Berendo design 5903, story heights 9 ft 6 and 9. Suitable for lot with double front, or overlooking body of water. Plans \$50.



-903-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



- A sketch -

GOODLAND RESEIDENCE. — Design 9686-O; in frame, \$1,280 to \$1,360; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in. (cut down by roof to 5 ft.) See page 65

Sugar Grove, Ohio, Aug. 6, 1901.

Herbert C. Chivers, Esq.,
St. Louis, Mo.

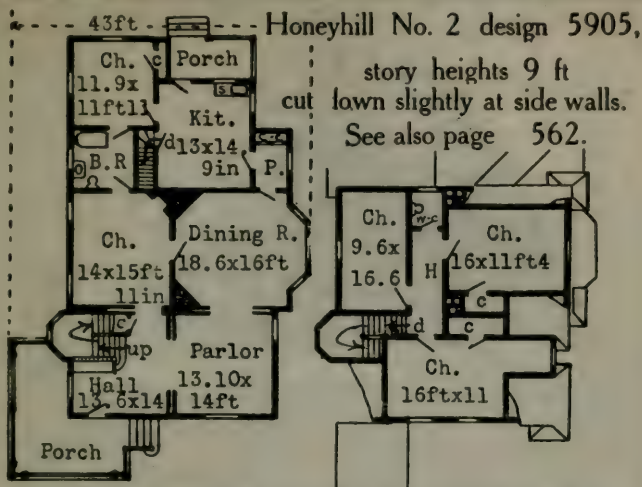
Dear Sir:—

Under separate cover I mail you photograph of my house and will say that I built same according to plans furnished by you and am highly pleased. I think I have the best arranged and most artistic-looking house in our town.

Very respectfully,

I. N. MATHENY.

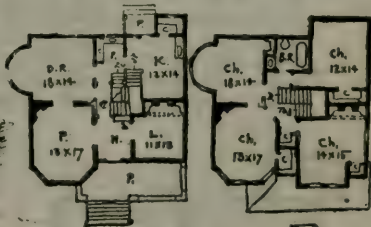
ARTISTIC HOMES



The design shows just the reverse of plan.



(Use mirror as shown
on page 1023.)



KENT RESIDENCE. — Design 889M; in frame, \$1,950 to \$2,400 plans, \$15; width 35 ft; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story). Special features. Plain, neat exterior; combination stairs. See page 65.

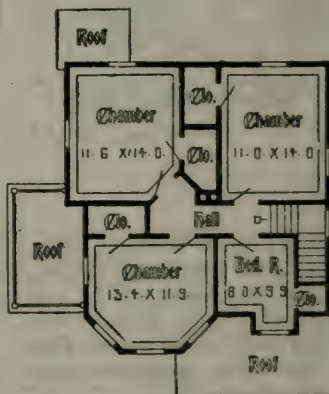
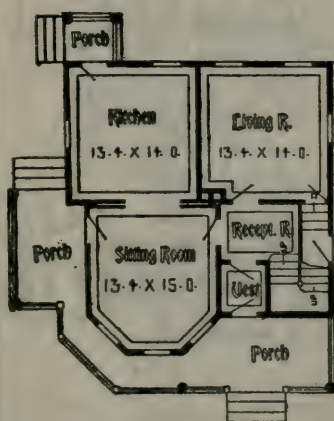
-905-



ARTISTIC HOMES



SALEM RESIDENCE.—Design 1878M; in frame, \$1599 to \$1898; plans, \$20; width, 28 ft. 2 in. x 31 ft.; width over all, 36 ft.; story heights, 9 ft. 6 in. and 9 ft. Special features: Simple tower effect; combination inside-and-outside cellar entrance, with door at grade; compact plan; the working plans show a more attractive design than the sketch given, with ornamental gable end. See page 65.



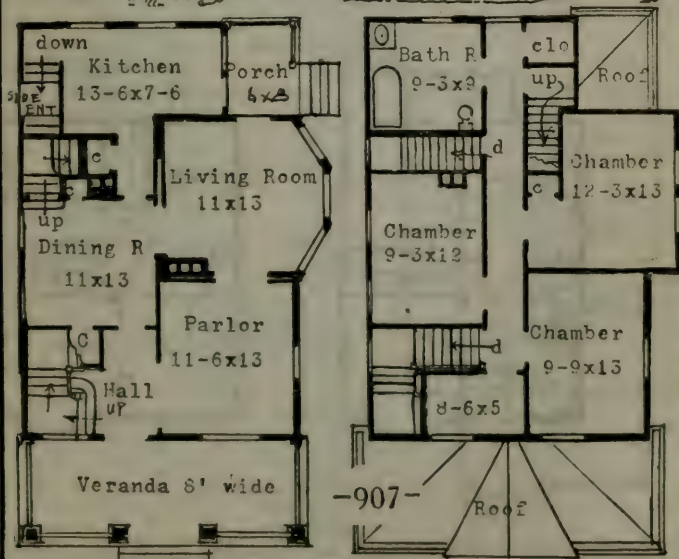
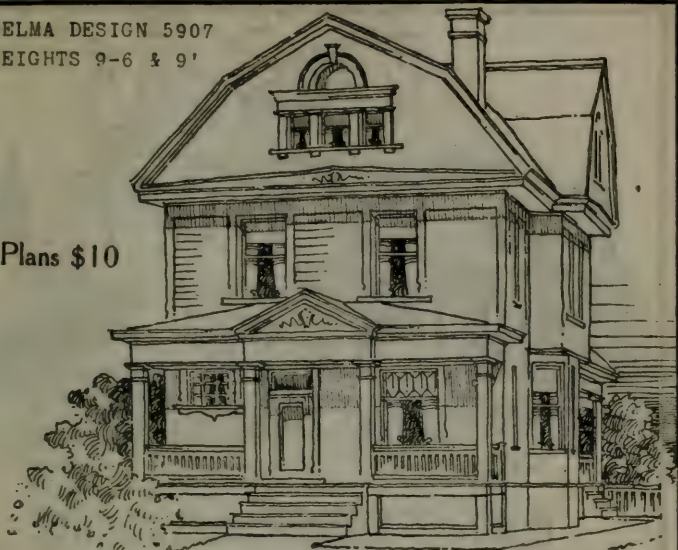
—906—

ARTISTIC HOMES

SELMA DESIGN 5907

HEIGHTS 9-6 & 9'

Plans \$10

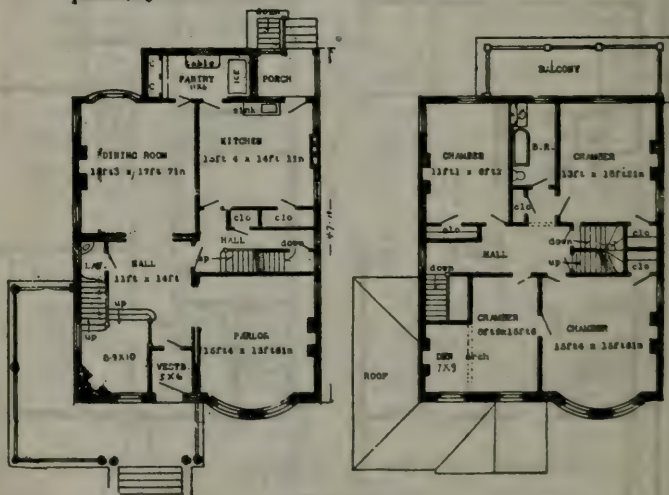


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



WILMOT RESIDENCE.—Design 1935M; cost in frame, \$2,590 to \$2,780; plans \$25; cost in brick \$4,580 to \$5,690; plans \$65.

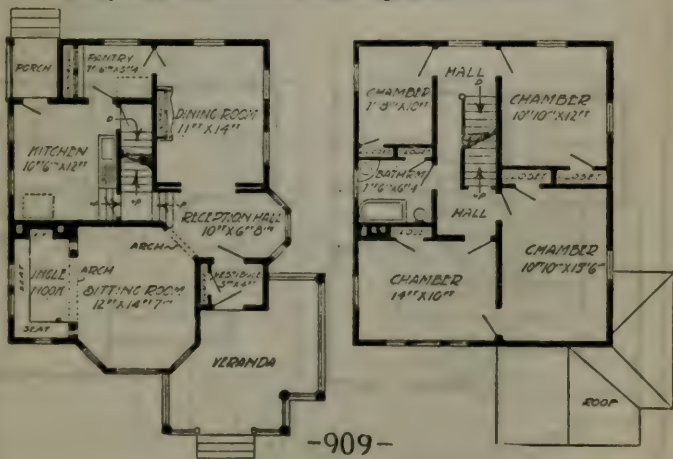


-908-

ARTISTIC HOMES



LENARVEE COTTAGE.—Design 2351-N; cost in frame, \$1,292 to \$1,399; plans, \$15. Economical stair arrangement.

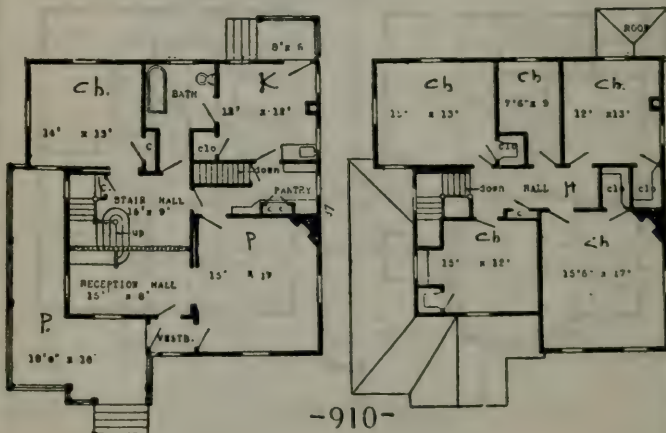


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



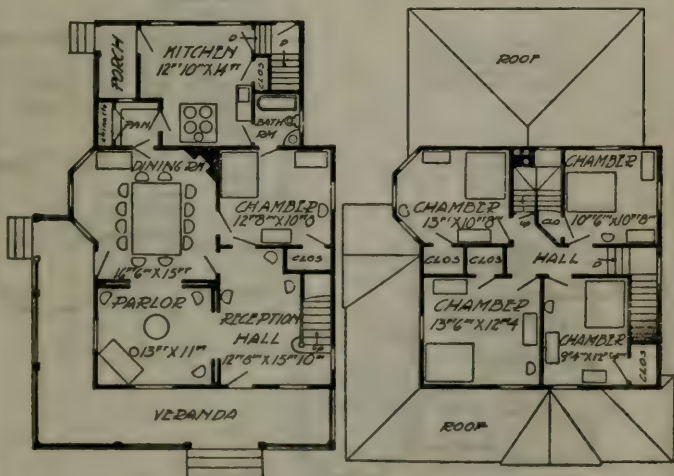
MENSICO RESIDENCE.—Design 2060M; cost in frame \$1,680 to \$1,792; plans \$15. See page 65.



ARTISTIC HOMES



JULIETTA RESIDENCE.—Design 2387-N; cost in frame, \$2,592 to \$2,780; plans, \$25. Special features: Down stairs chamber and bath; large veranda; door from dining-room out onto side porch; combination cellar entrance.



-911-

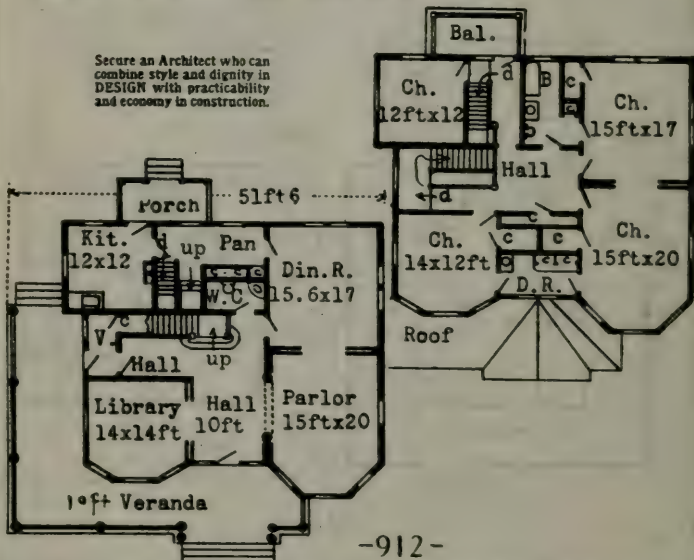
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



OLANDUS COTTAGE.—Design 2354 N; cost, \$2,450 to \$2,700; plans, \$15; story heights, 10 ft. and 9 ft. 6 in. Special features: Large veranda; pleasant outlook from front rooms; front of house is not cut up by stairs. A wide, imposing front.

Secure an Architect who can combine style and dignity in DESIGN with practicability and economy in construction.



-912-

HERBERT C. CHIVERS CO. ARCHITECTS

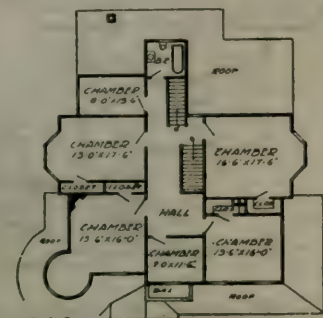
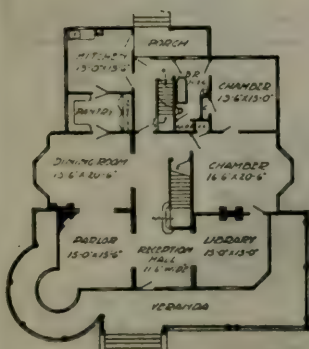
ARTISTIC HOMES



A STATELY HOME.



OSGOOD RESIDENCE.—Design 100,025M; size, 45 x 48.6: special features; large rooms, Southern plan, wide varanda, good ventilation Plans. \$60. See page 65.



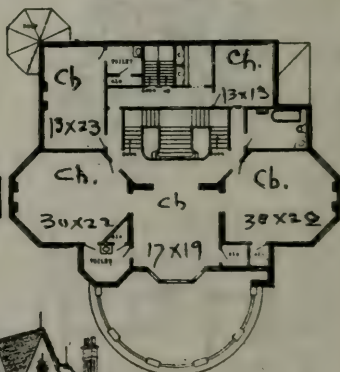
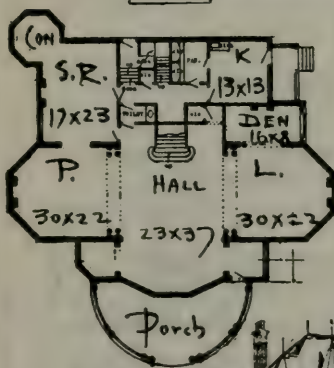
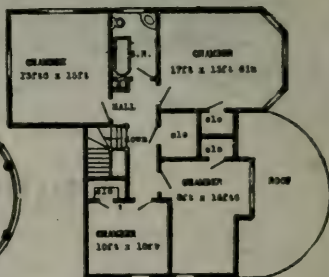
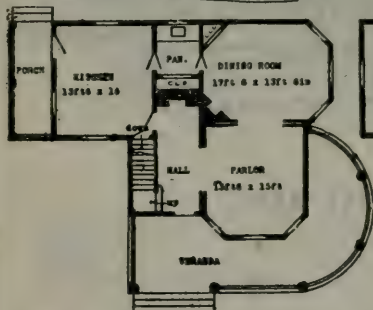
-913-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MILLSDALE RES.
—Design 2270M; cost in frame \$1,692 to \$1,789; plans, \$25. See page 65.



-914-



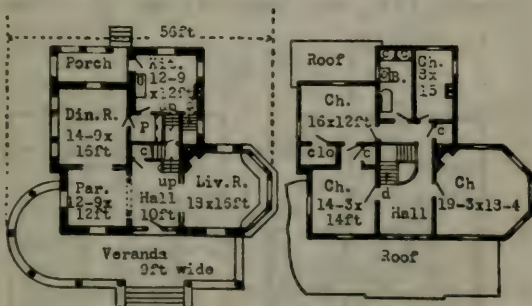
MINOOKA RESIDENCE.—Design 2273M; cost in frame, \$3,500 to \$4,690; plans, \$75. See page 65.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Los Banos design 5915, story heights 9 ft 6 and 9.
Plain, neat exterior. Plans \$15.



South St. Joseph, June 6, 1904.
H. C. Chivers, Esq.,
St. Louis, Mo

Dear Sir:—

I am pleased with the plans which you pre-

pared for two houses for me and will send you
photographs of them at the earliest opportunity.

Yours truly,

V. W. EMMERT.

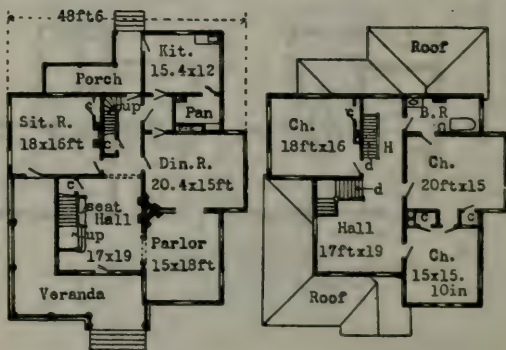
-915-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Esmeralda 5916, story heights 11 and 10. Plans \$12.

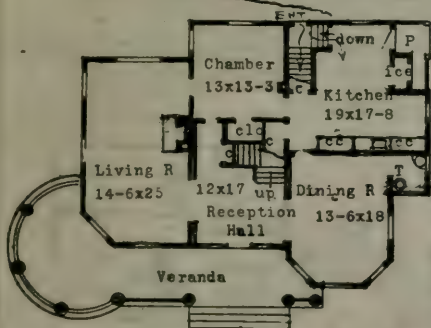


I desire to state that the house in question, as built from your plans, is highly satisfactory to all concerned.—Frank C. Patten, Sycamore, Ill.

-916-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

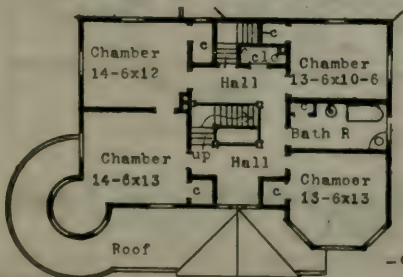


Merced design 5917, story height
over all 57 ft. Plans \$15.



SEE PAGE 920

Plans \$25.



-917-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

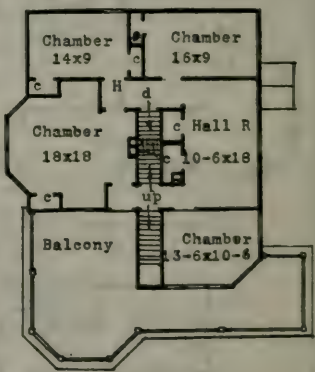
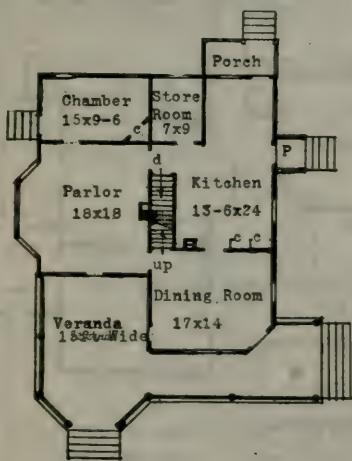


WINSLOW PARK COTTAGE.—See 891

Emporia, Kansas, May 24, 1904.
Mr. Herbert C. Chivers,
St. Louis, Mo.

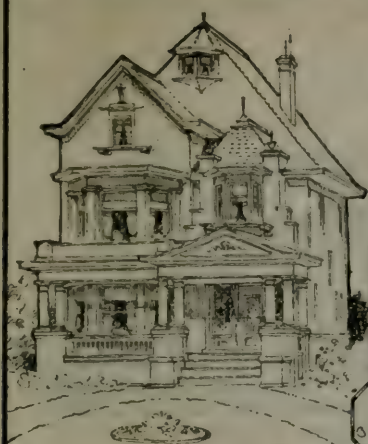
Dear Sir:—
Permit me to say a word concerning our satisfaction with the plans which you have prepared of our church and the appreciation of your methods of doing business.

Sincerely yours,
W. A. PARKER,
Minister of the First Christian Church.



Shasta design 5918, story heights 9-ft 6 and 9, width over all 46 ft. Plans \$10.

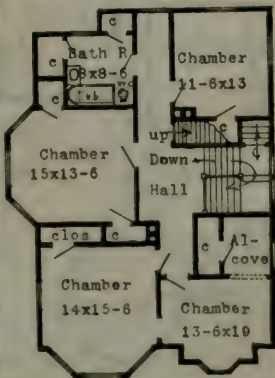
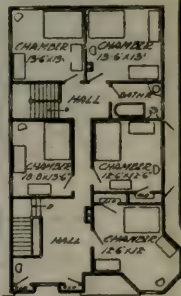
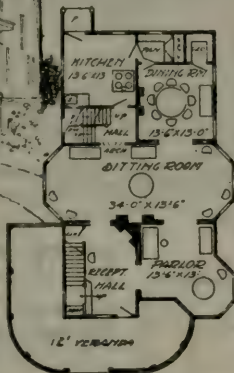
ARTISTIC HOMES



Plans \$30.

extreme width 32 ft.

Plans \$15.

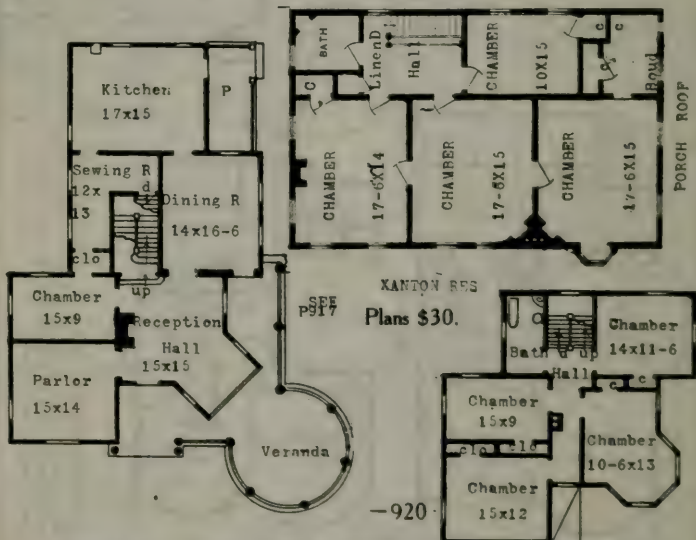


ALPINE RESIDENCE.—Design 100,010M; cost \$28,48 to \$30,50; plans, \$30; size 28x52; special features: wide sitting room, large fire-place, combination side entrance, attractive front. See plans on page 462.

Solano design 5919, width 29 ft.
Story heights 9 ft 6 and 9.

HERBERT C. CHIVERS CO. ARCHITECTS

A black and white line drawing of a large, two-story house. The house features a prominent front porch with a pediment supported by columns. There are several windows, some with shutters, and a large chimney on the roof. The drawing is done in a sketchy, artistic style. In the background to the right, there is a smaller structure, possibly a shed or a smaller house, also with a gabled roof. The overall scene is set against a plain background with some stylized clouds or foliage.

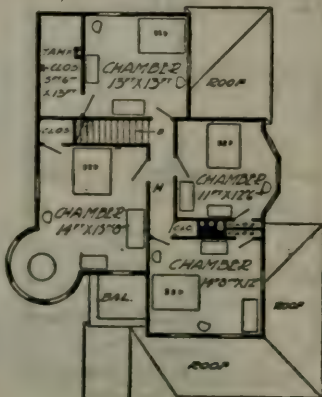
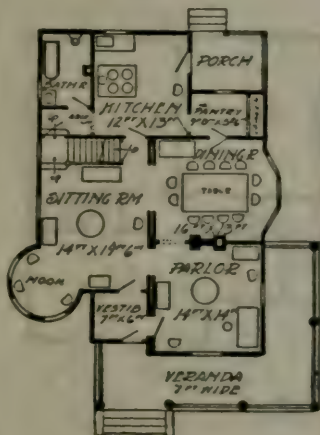


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

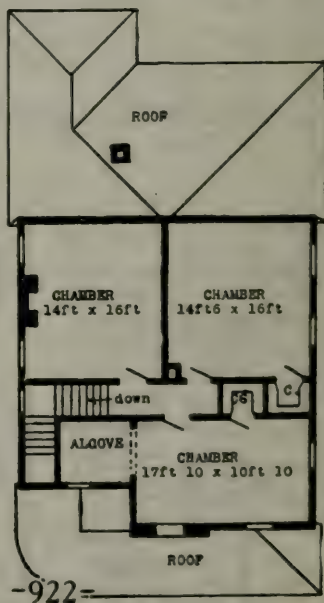
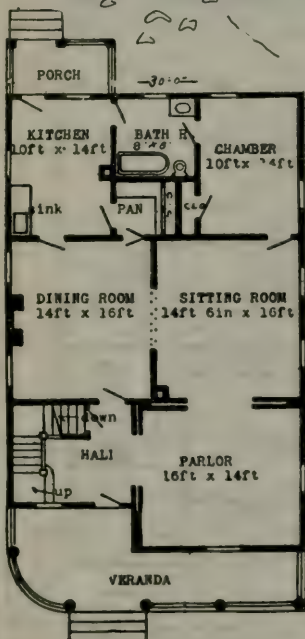


YUMA RESIDENCE.—Design 2381-O; cost in frame, \$1,299 to \$2,498; plans, \$20. See page 65



-921-

ARTISTIC HOMES

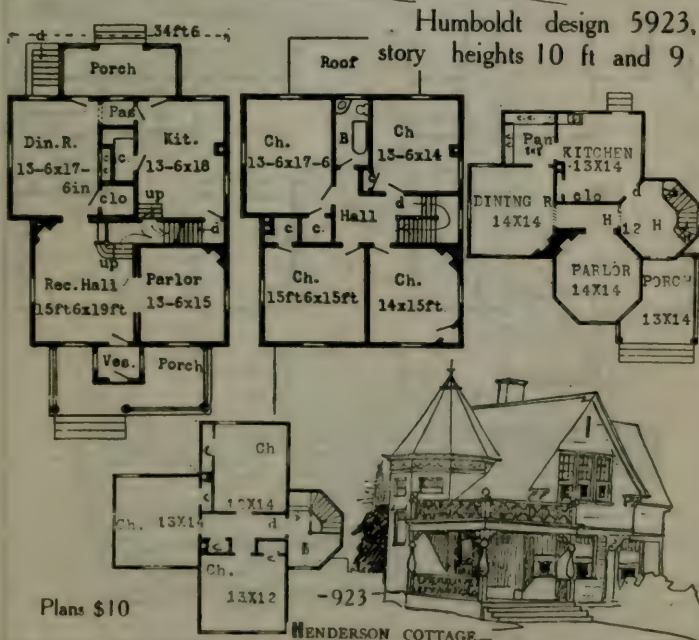


MARILLA RESIDENCE.—Design 2003-N; cost, 2,192 to \$2,380; plans, \$20.

ARTISTIC HOMES



Plans \$15.

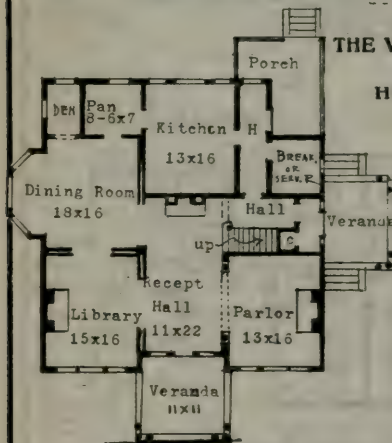


HERBERT C. CHIVERS CO. ARCHITECTS

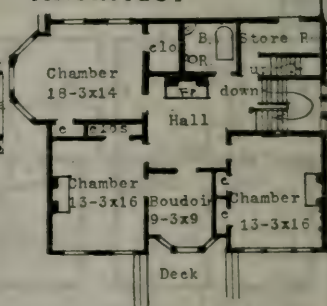
ARTISTIC HOMES



Sonoma design 5924.
heights 10 and 9 ft.
width 42 ft over all 45
Plans \$15.



THE WOMAN'S NATIONAL DAILY
St. Louis, Mo. BUILDING
HERBERT C. CHIVERS
ARCHITECT



THE MODERN CHURCH



THE modern church is not a mere meeting house nor is it exclusively a place of worship. It is an institution where many interests center. Architects who follow the old models and attempt to add on the library, the committee room, the reception room, the parlors and the kitchen and to include the various Sunday School rooms and the pastor's study produce patch work. The exterior is incongruous and the interior inconvenient. The design for any structure should be based, not on convention but on requirements. A medieval Gothic Cathedral or parish church met the demands of the time but would be hopelessly inadequate to meet the needs of the present, that is in a moderate-cost structure. When I am given an order for a church I inform myself thoroughly as to the purposes for which it is to be used, the meetings, other than the regular religious services, to be held, and then, according to the amount appropriated for the building. I plan the arrangement of the auditorium and the various apartments with a view not only to securing perfect accommodation but to insuring the noblest architectural effect in the entire structure. Trustees, committees and pastors having in charge the securing of designs for a new church building will do well to communicate with me as I have made a special study of ecclesiastical architecture of all periods, and I have devoted myself especially to the adaptation to modern needs of the various styles associated with religious uses.—Herbert C. Chivers.

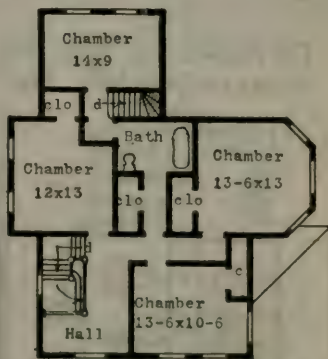
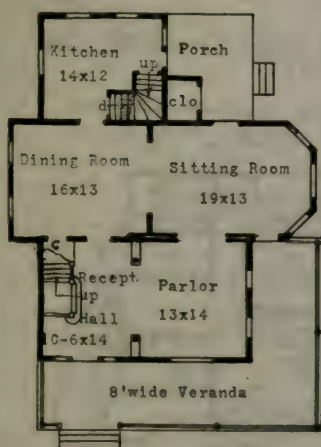
-924-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Siskiyou design 5925 width 25 ft, extreme width 36-ft
6, story heights 9 and 8 ft 6. Plans \$15.



Annawan, Ill., March 18, 1911

H. C. Chivers, Esq.,
St. Louis, Mo.

Dear Sir:—

As you requested I enclose you photo of my residence built according to the plans drawn by you. The work is very satisfactory. My contractor said the plans were correct in very detail.

I am glad that I purchased my plans from you, and you may refer to me at any time.

Sincerely yours,

W. H. HOLZINGER,

Cashier, Bank of Annawan

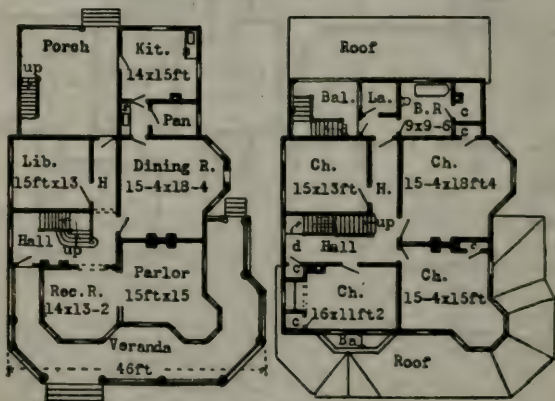
-925-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



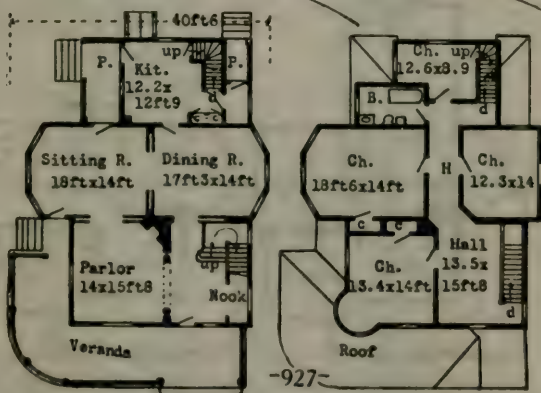
Del Norte design 5926, story heights 11 and 10. Attractive reception hall. Plans \$15.



-926-

HERBERT C. CHIVERS CO. ARCHITECTS

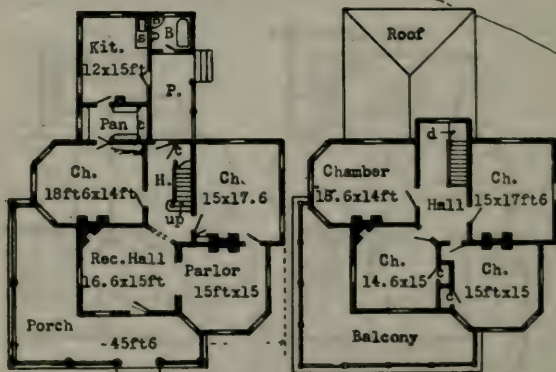
ARTISTIC HOMES



Blue Lake design 5927, story heights 10 and 9 ft 6.
Plans \$25.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Trinidad design 5928, story heights 11 and 10 ft. Stairs are so placed as to not cut into the desirable front portion. Plans \$15. -928-

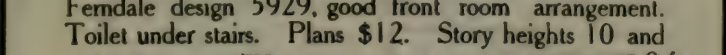
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



A detailed black and white architectural drawing of a two-story house. The house features a prominent front porch with a decorative railing and columns. A balcony with a decorative railing is located on the second floor. The roof is gabled with a small cupola on top. The house has decorative siding and a small turret on the right side. The drawing is framed by a simple border.

5 11 1: 5030 16



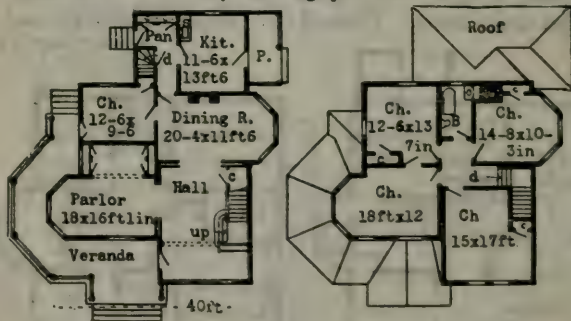
HERBERT C. CHIVERS CO. ARCHITECTS

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



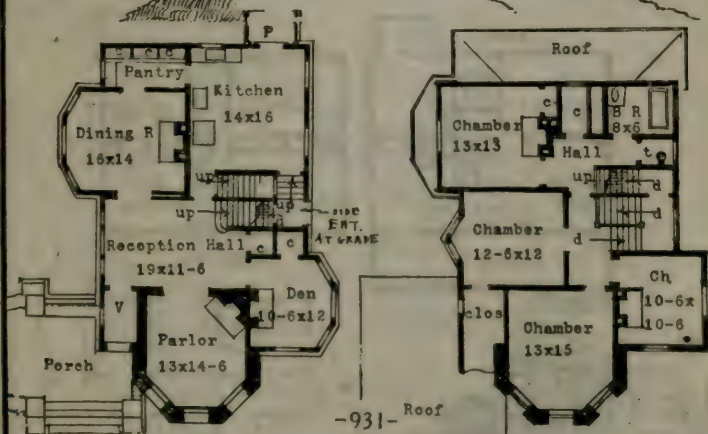
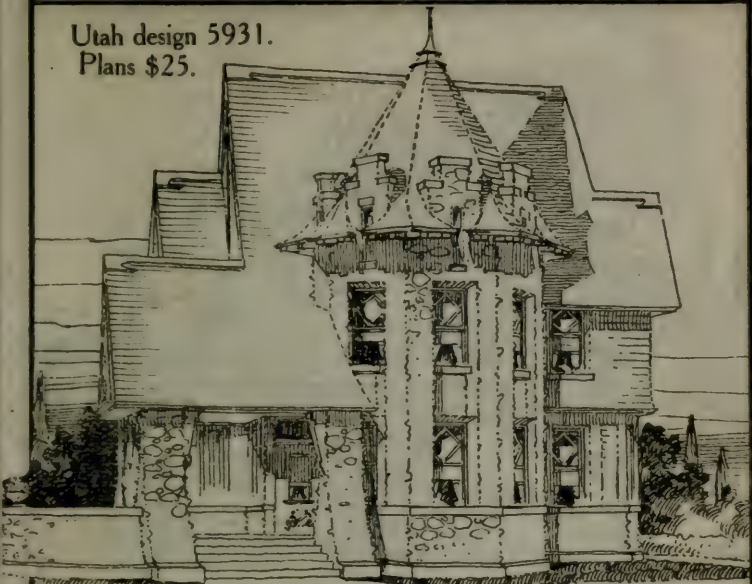
Sausalito design 5930, story heights 10 and 9-ft 6.
Plans \$15. A very striking, yet economical exterior.



Your plans were very satisfactory—C. I. Cobb, Attleboro, Mass

ARTISTIC HOMES

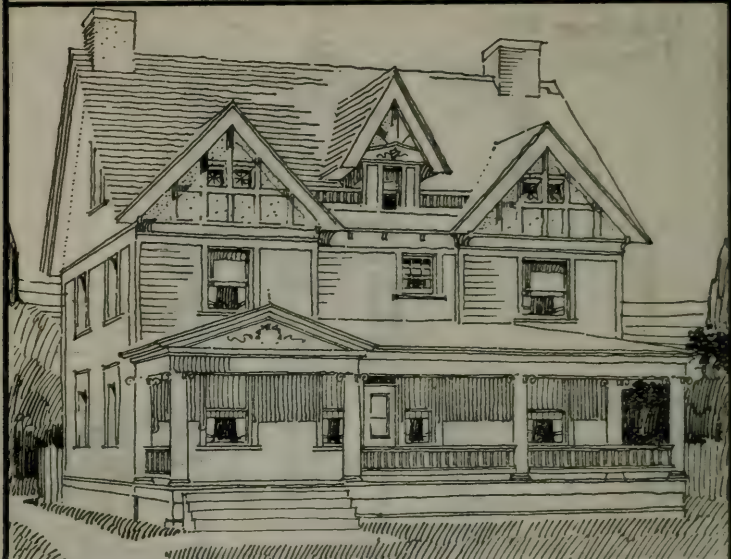
Utah design 5931.
Plans \$25.



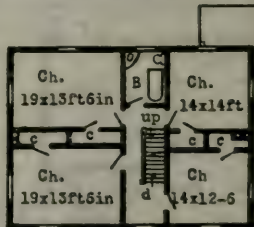
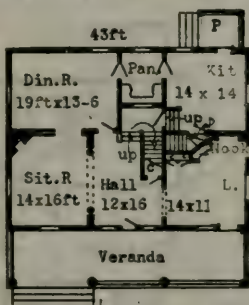
Stone or Clinker brick rustic tower Story heights 10 and 9.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



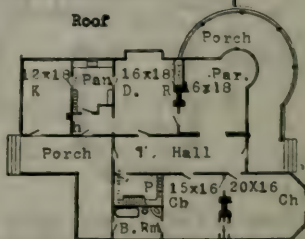
Diablo design 5932, 9 ft 6 story heights, depth 29 ft 6.
Very compact plan. Large chambers. Plans \$10.



Plans \$10.



XIGAN COT.-932

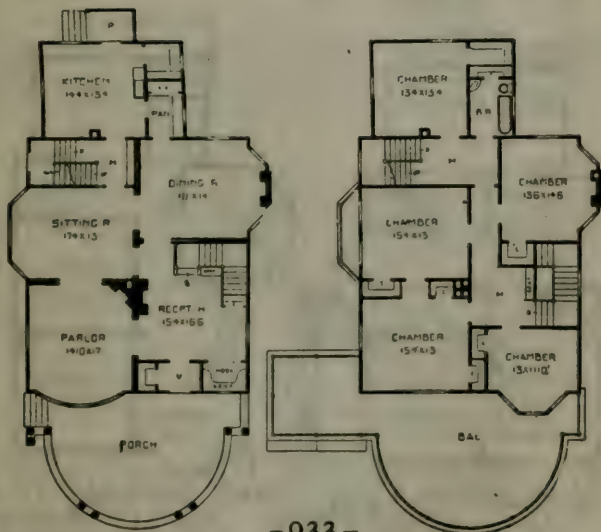


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



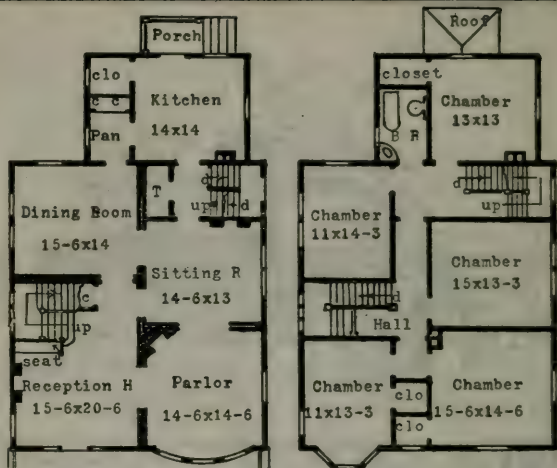
ANSTON RESIDENCE.—Design 4511-N; in frame, \$2,990 to \$3,198; plans, \$20; width, 31 ft. 6 in. by 43 ft. 7 in.; width over all, 36 ft. 10 in.; story heights, 10 ft. and 9 ft. 6 in. Manston Residence No. 2, Campbell design, same as above, with porte-cochere on right hand side, with 6 ft. porch in its place extending from front porch to servant's room; bay with hall extending to rear porch; balcony above.



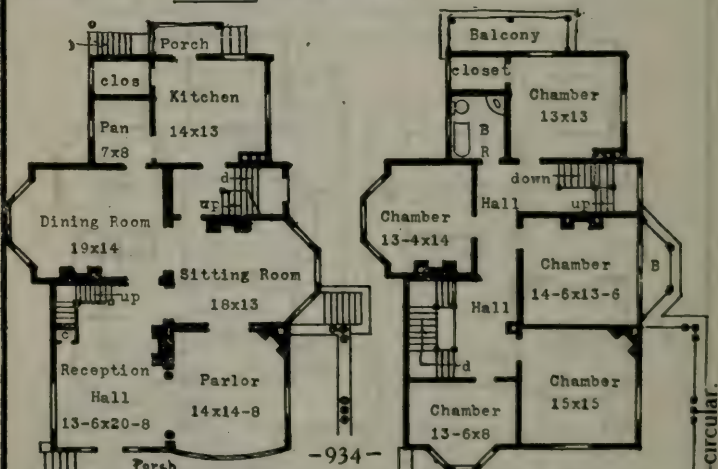
-933-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Manston No. 3 design 5934-A 10 and 9 ft 6, width 32 ft. See Manston, 867 (See Boston design 796-7.) Plans \$15.



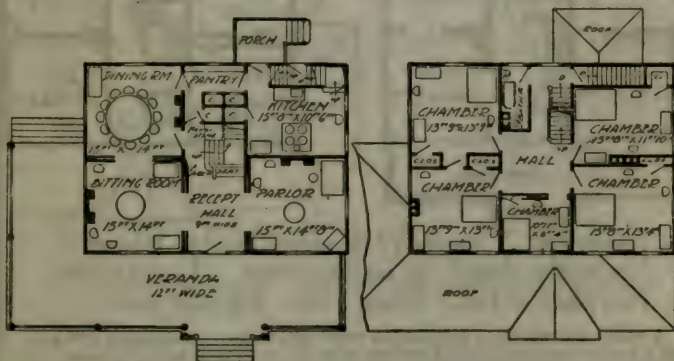
Manston No. 4 design 5934-B, story heights 10 and 9-ft 6. See 867-796-797. Plans \$15 Porch is full

ARTISTIC HOMES

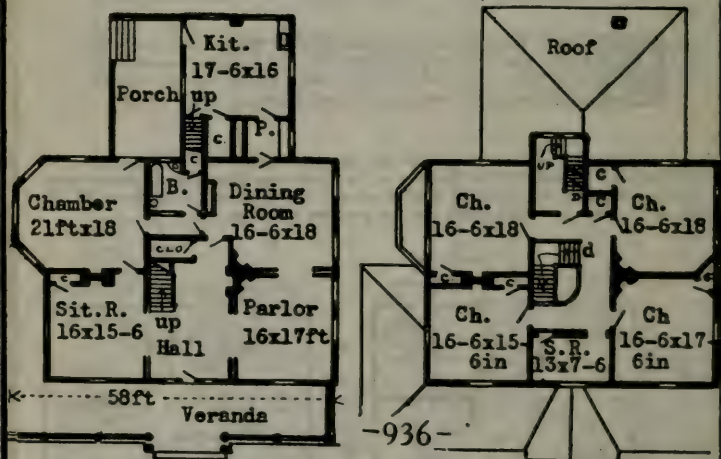


BURGIN RESIDENCE.—Design 2388-N; cost in frame, \$2,990 to \$3,290; plans, \$30; story heights, 10 ft. and 9 ft. 6 in.; two rooms in attic, 14x17 ft. and 19x13 ft.; large storage room. Special features: Large veranda; combination inside and outside cellar stairs.

A reliable and well-to-do builder will always recommend that you go to an architect and formulate your ideas in a practical way, and to then have regular working plans made, including legally worded specifications, and above all, details of construction, giving box-frames, porches, cornices, etc.



ARTISTIC HOMES

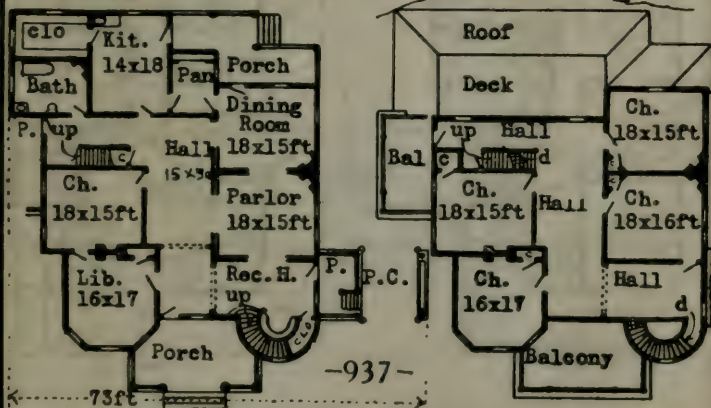


Burgin No. 2 design 5936, story heights 10 and 9.
 See similar design on opposite page. Large rooms.
 Fire-place in hall. Plans \$18. 8-ft side porch.

A building difficulty is perhaps the worst and longest remembered difficulty that a person ever gets into. A builder when he is inclined to be dishonest can cause you more worry and anxiety than most any other entanglement, and his defective work is always before you.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

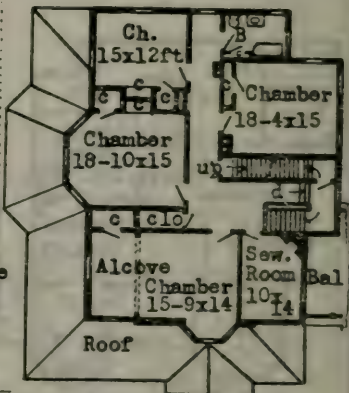
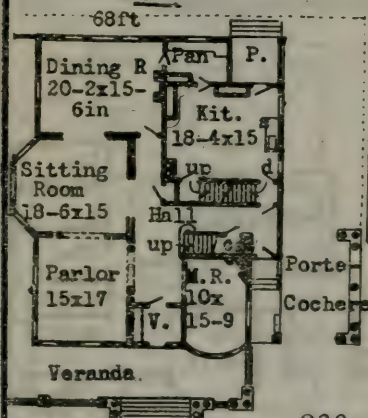


Albuquerque design 5937, large rooms. Story heights 10 and 9-ft 8. Bath on first floor. Suitable for a southern home. A well-proportioned exterior effect. Plans \$18.

You can judge the cost of house for a given locality by other houses already built, and the number of rooms they contain. Of course a nearly square house is more economical to build and by improved methods of construction it is safe to figure 10 to 20 per cent less for building from our plans.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



- 938 -

Silver City design 5938, story heights 10 ft each.
8-ft porch along left hand side full length of house.
Large rooms. Plans \$18.

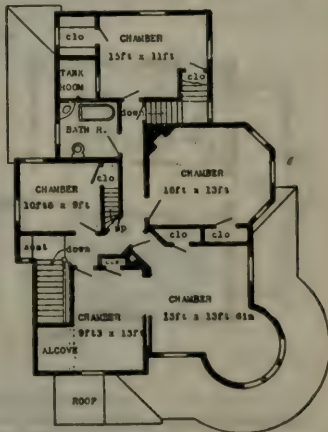
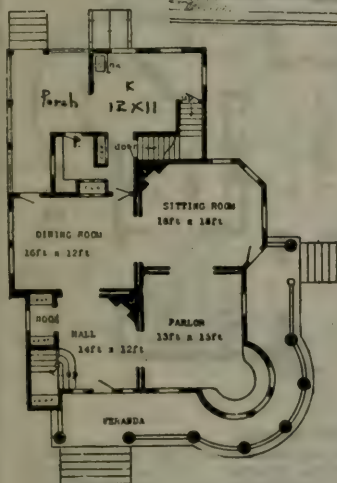
SUPERINTENDENCE.

My plans are so drawn that any competent builder can follow them. I am very particular about the construction and ornamental details, which save the builder so much time in figuring and laying out his work, and these details are sent in blue print form.

- 938 -

HERBERT C. CHIVERS CO. ARCHITECTS

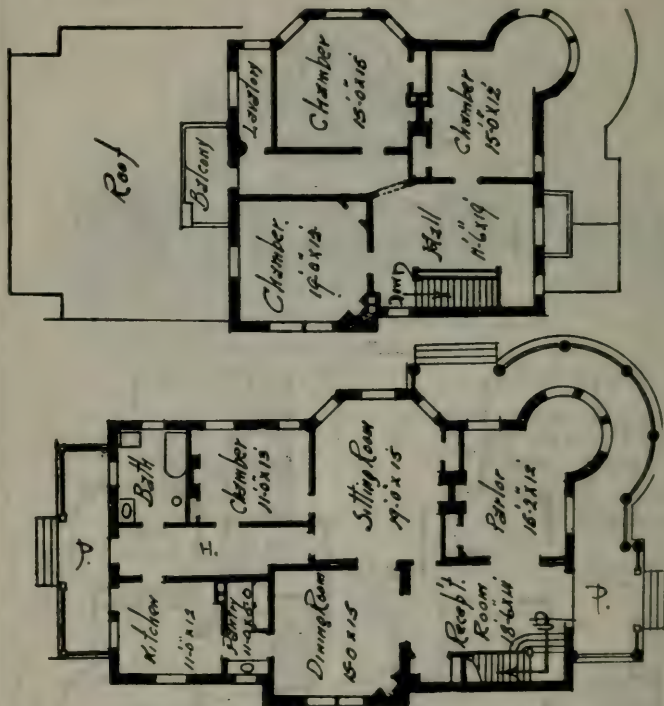
ARTISTIC HOMES



YALMER RESIDENCE.—Design 1925-N; cost in frame, \$2,280 to \$2,340; plans, \$15. Yalmer Design No. 2, same as above, with corner closet in place of fire-place in hall; kitchen placed where porch is with direct entrance to dining-room, with window facing front and no serving-pantry. Yalmer Design No. 3, same as above, with octagon porch and tower. Yalmer No. 4, same as above with lavatory off of rear hall; with fire-place in sitting-room only.

ARTISTIC HOMES

Yalmer design No. 2 5940, in brick. Story heights 9-ft 6 and 9. See design page 939. Plans \$15.



THE FREE SKETCH IDEA.

The profession of architecture has been cheapened somewhat by the practice some architects have made of sending out free sketches. When an architect has come to this in order to secure work, it is reasonably certain that he will take the easiest way to please you, inasmuch as he will not make any effort to improve upon your ideas. When you go to an architect, a lawyer, or a doctor, you do not always care for him to coincide exactly with your ideas. You want advanced ideas, suggestions and conscientious advice. Now with the "free sketch architect," he is after an early adoption of plan, usually an anti-dated stock plan at that, or a poor original made by cheap help. We would rather sell special plans as we like to improve on every job turned out and even on our past work. It stands to reason that no reputable architect can improve his work when he copies one job after another.

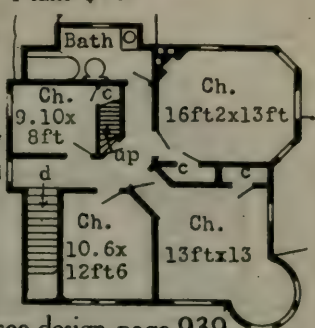
-940-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

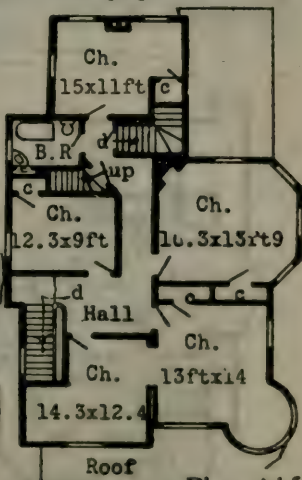
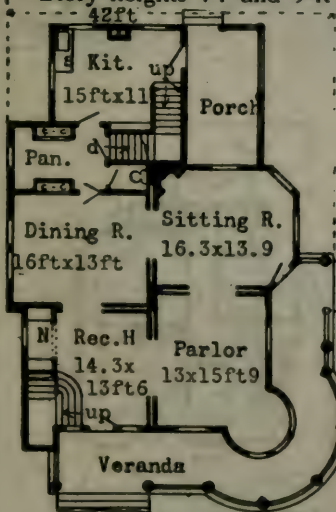
46ft
Kit. 13x16.9 P.

Yalmer No. 3 design 5941-A,
Story heights 10 and 9 ft.
Plans \$15.



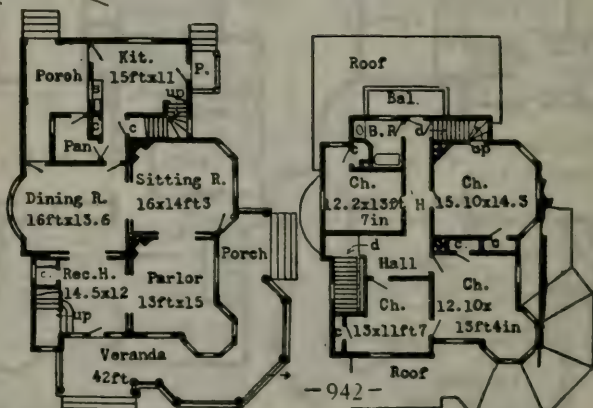
see design page 939.
Suitable for Southern climate

Yalmer No. 4 design 5941-B, see design page 939.
Story heights 11 and 9-ft 6. See page 940-942.



Plans \$15

ARTISTIC HOMES



Navajo design 5942, story heights 9-ft 6 and 9 ft.
Similar to Yalmer design 939-940. Plans \$10.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



HABBONA RESIDENCE.—Design 2385-N; cost in frame, \$2,690 to \$2,782; plans, \$35. Special features: A very attractive summer house design. The exterior walls are made up of a combination of rough stone and shingles.



FREE IDEAS ARE CHEAP IDEAS.

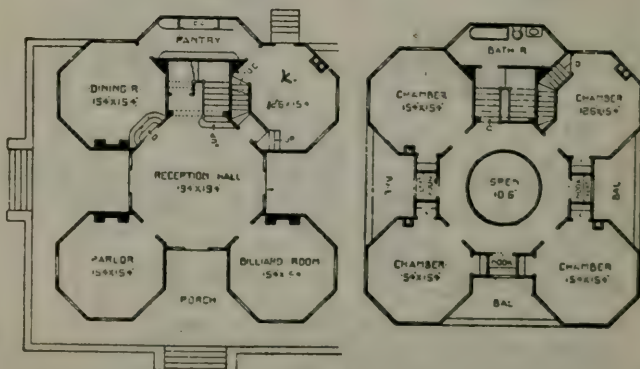
It is unreasonable to expect sketches of an architect of his ideas until an order is placed. My ideas are what I charge for and if I offered these free, they would be of little value, I believe.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



HUDSON RIVER RESIDENCE.—Design 4222-N; in frame, \$3,000 to \$3,500; plans, 25; story height, 10 ft. Special features: Attractive stained shingle exterior; castelated design; would appear well on high ground or on an island, with the terraces.



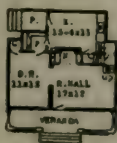
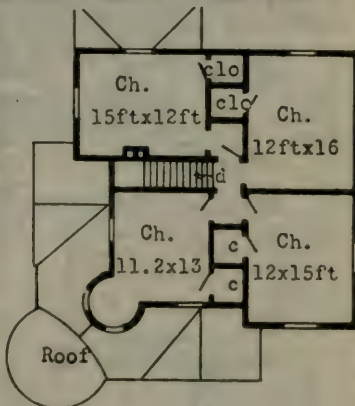
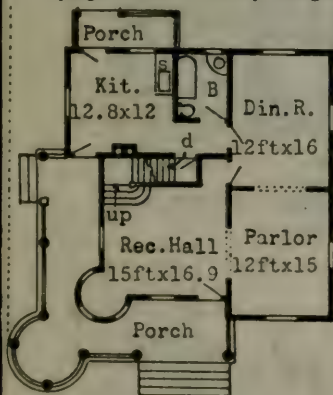
-944-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Jerseyville No. 2 design 5945. See design opposite page 946. Story heights 9-ft 4 and 9. Plans \$30.



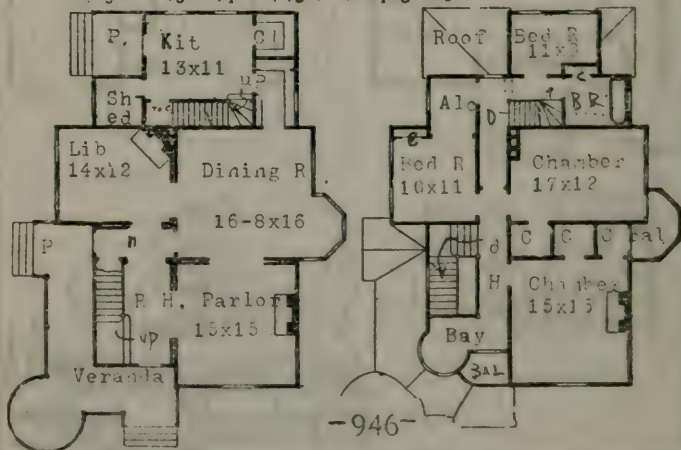
-945-

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ARTISTIC HOMES



JERSEYVILLE RESIDENCE.—Design 60170; in frame,
\$2500 to \$3200; plans, \$30. See page 65.

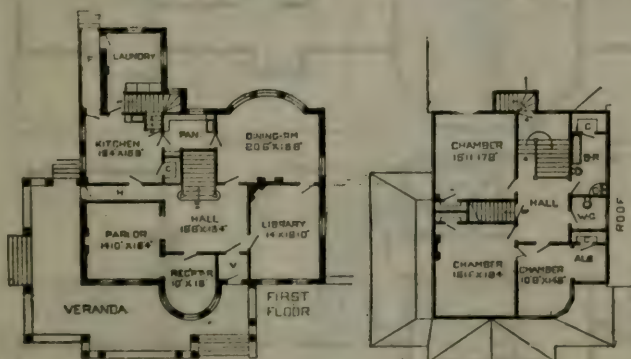


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PENNSYLVANIA RESIDENCE.—Design 874M; in frame and stone, \$4,509 to \$5,500; plans, \$65; story heights, 10 ft. Special features; Large veranda; attractive entrance. See page 65.



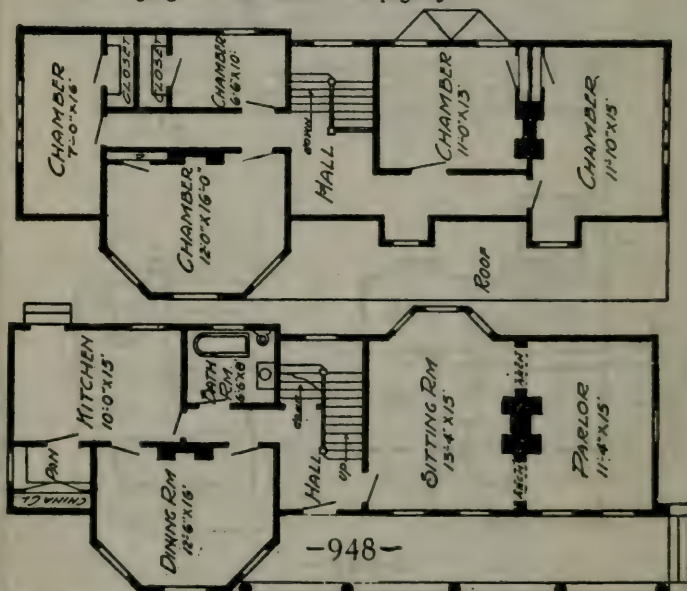
-947-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LAKE-SIDE RESIDENCE.—Design 2998 M; in frame, \$2,090 to \$2,198; plans, \$25; story heights, 9 ft. 6 in. and 8 ft. 6 in. (full story): Special features: Wide imposing frontage; good for seashore. See page 65.

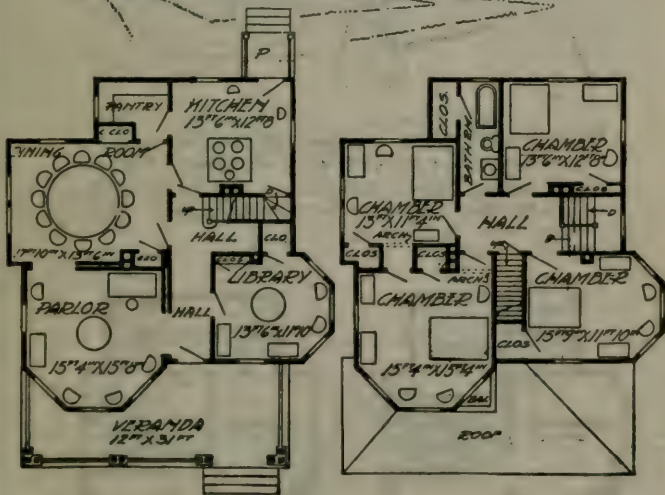


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

NEW IDEAS.

This is not all there is to be considered. You want a house with all modern improvements. There are constantly coming out new methods of construction, new building materials, new plumbing and other fixtures, and as a leader in my profession these new features are brought to my early attention.



WAKELEE RESIDENCE.—Design 1928-N; cost in frame, \$2,380 to \$2,490; plans, \$25. Central stair arrangement; bay-shaped parlor and library; deep veranda; simple, clean-cut dignified design.

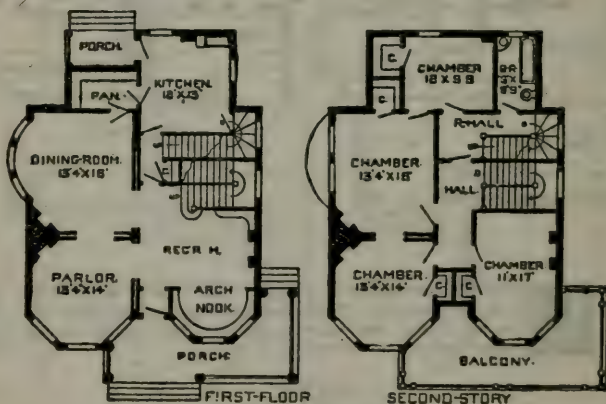
—949—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



OGDEN RESIDENCE.—Design 865M; in frame, \$2290 to \$2598; plans, \$20; width, 30 ft. 4 in.; width over all, 33 ft. Special features: Large reception hall, 15 ft. 6 in. x 13 ft.; nook in hall; bays in front; vestibule entrance, plain, simple roof treatment. See page 65.



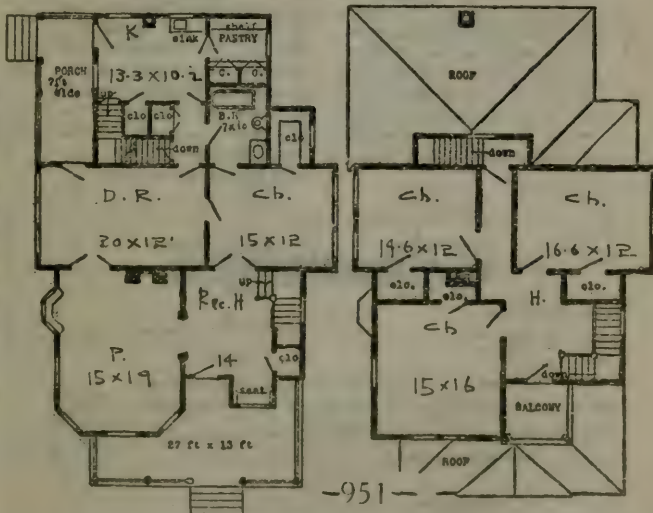
-950-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



FOSTON RESIDENCE—Design 100,093-0; cost \$1,998 to \$2,190; story heights, 10 ft. and 9 ft. 6 in., cut down to 6 ft. walls above; plans \$15. See page 65.



Mural Decoration



AMONG savage nations, so the Ethnologists tell us, decoration precedes dress. Primitive people paint their bodies before they think of clothing them. There seems to be among all races an instinctive love of color and form. In dress, among the most highly civilized human beings, this display is principally confined to the women. The conventional male costume being limited to dull shades and not being especially graceful in outline. But the man who creates a home has an opportunity to exhibit his taste in decoration. No matter how critical his judgment or how delicate his appreciation of values he is almost certain to disappoint himself and all beholders unless he consults his architect and obtains professional advice on this important subject. The painting of the exterior of a wooden house from porch to roof, coloring is not a matter to be lightly considered. The color scheme must be har-

monious and few indeed are they who, not having given the subject serious and profound consideration, are capable of producing the proper effects.

The interior requires still subtler thought. The shape of the room, the size of the room, the lighting of the room, the purposes for which the room is to be used must all receive the most careful attention.

In consulting with my clients on this subject I endeavor to embody their ideas, when they are not too incongruous, and to convince them that certain modifications will greatly improve the result. This I seldom have difficulty in doing as my experience in interior and exterior house decoration in stone, brick, tiling, wood-carving and color has been so extensive and so effective that I am able to please the most fastidious and especially to gratify the ever increasing number of house and church builders who desire something original, something different from anything they have ever seen.

C. H. HOOD & SONS, 111 N. 1st St., St. Louis, Mo.

The Bloomfield Bank

R. C. Chivers, Esq.,

St. Louis, Mo.

Bloomfield Mo. 11/12/11

Dear Sir:-

The plans of bank and masonic hall were satisfactory to us.

The building is practical in all respects. We shall not build the hotel, for which you prepared plans until Spring.

Thanking you, I remain,

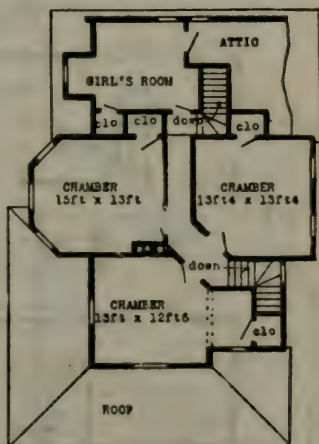
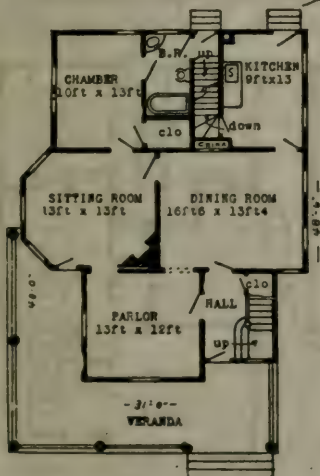
Very truly,

-952-

Herbert C. Chivers

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



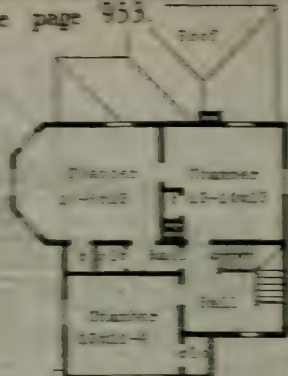
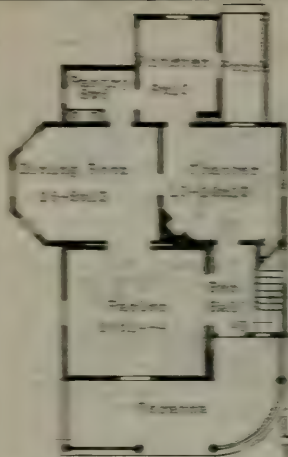
ATIMER RESIDENCE.—Design 1869-N; cost, \$2,190 to \$2,298; plans, \$20; story heights, 10 ft. and 9 ft.; width over all, 33 ft. Special features: Chamber on first floor, with convenient bath-room; bath-room can easily be reached from upper chambers.

—953—

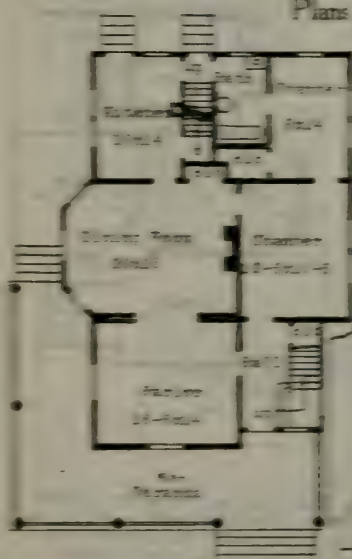
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

See page 953.



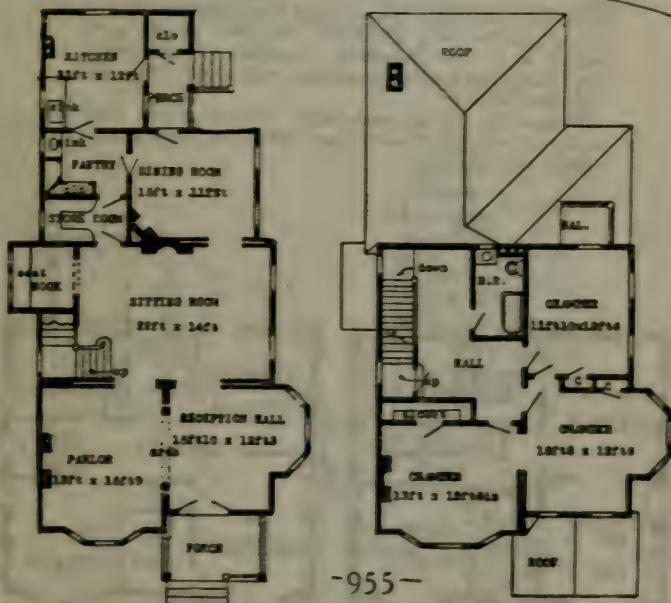
Lattimer No. 2 design 5954-A
Width over all 50-ft 6, story heights
Plans \$18. 9-ft 6 and 8 ft 6



-954-

Lattimer No. 2 design 5954-B. See page 953. Width
over all 31-ft 6, story heights 10 ft. Plans \$20.

ARTISTIC HOMES

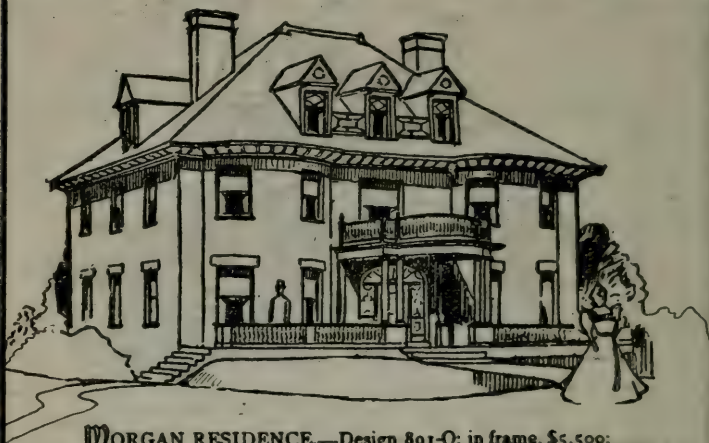


-955-

OWENDALE RESIDENCE.—Design 1795-N: cost, \$2,082 to \$2,190; plans, \$15; story heights, 10 and 9 ft.

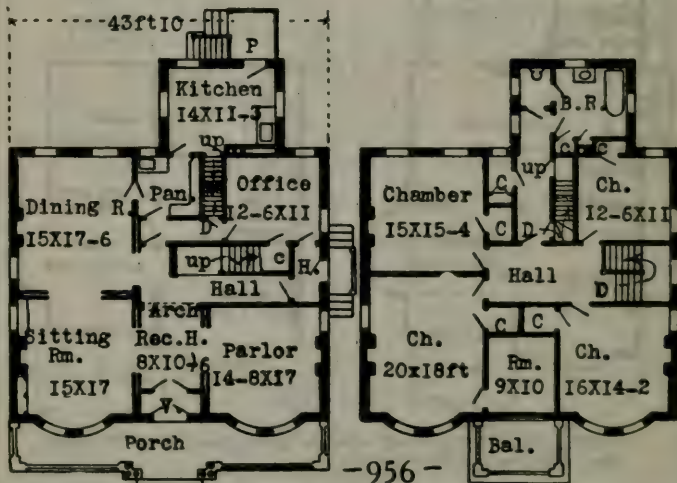
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MORGAN RESIDENCE.—Design 891-O; in frame, \$5,500; in brick, \$6,000; plans, \$55; width over all, 42 ft.; story heights, 10 ft. Special features: Dignified colonial design; large pantry and grocery closet; looks well in buff brick and light green slate.

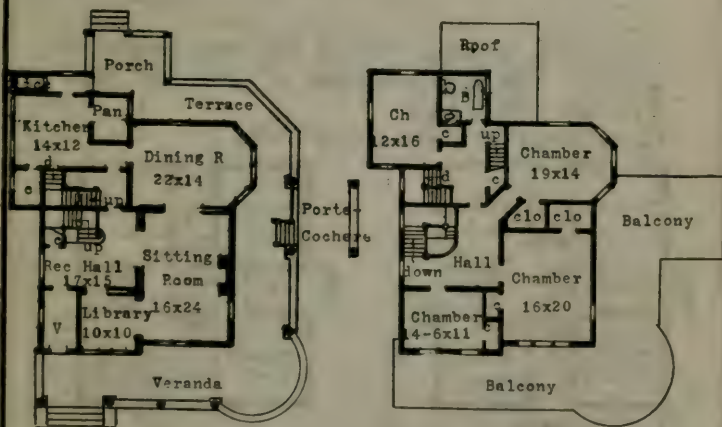
Morgan Plan No. 2, James design, same as above, with 12.6x11 ft. 2 in. office back of main stairs; with stoop at side; suitable for a physician.



ARTISTIC HOMES



Buenos Ayres design 5957, width 35ft, width over all 50 ft. Story heights 10 and 9 ft. Plans \$18.



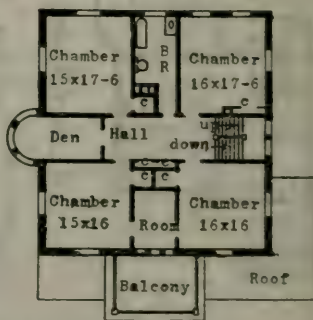
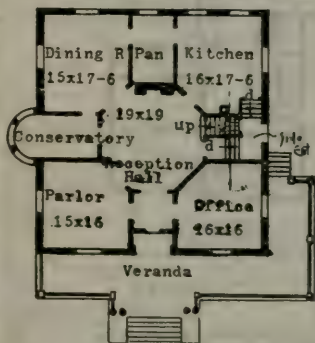
As far as plan is concerned I am very well pleased with it and also the specifications and think they will be well worth the money.—W. E. Bartsch, Corning, Cal.

ARTISTIC HOMES



Peacove No. 2 design 5958 in brick, story heights 10 and 9 ft, width 41 ft, width over all 52 ft. See pages 959-960. Plans \$40.

(See Peacove design No. 2, page 958.)

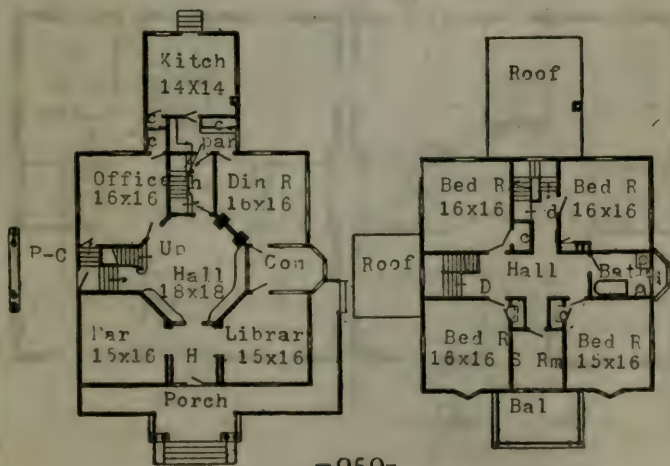


The drawings which you sent were in every way satisfactory.
WILSON & KENNEDY CO., (Lumber), Townson, Md

ARTISTIC HOMES



BARDOLPH RESIDENCE.—Design 2386M; cost in frame, \$2,498 to \$2,792; plans, \$25. Special features: Large attractive reception hall 19x19 ft., suitable for a physician; with plate glass window at conservatory. See page 65.

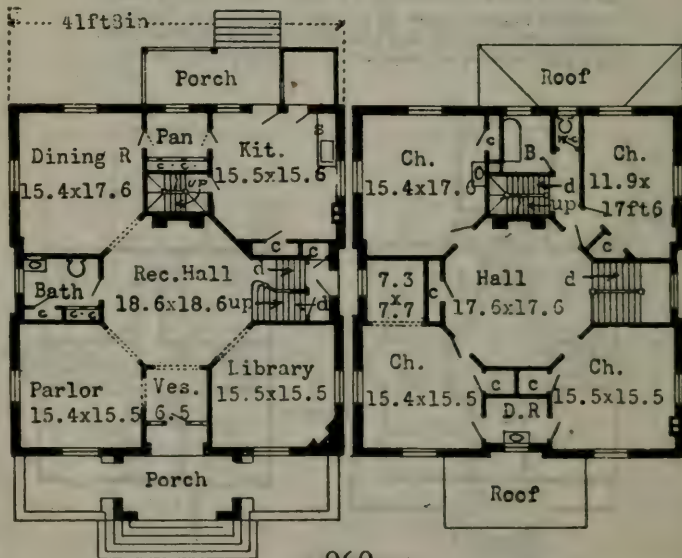


-959-

ARTISTIC HOMES

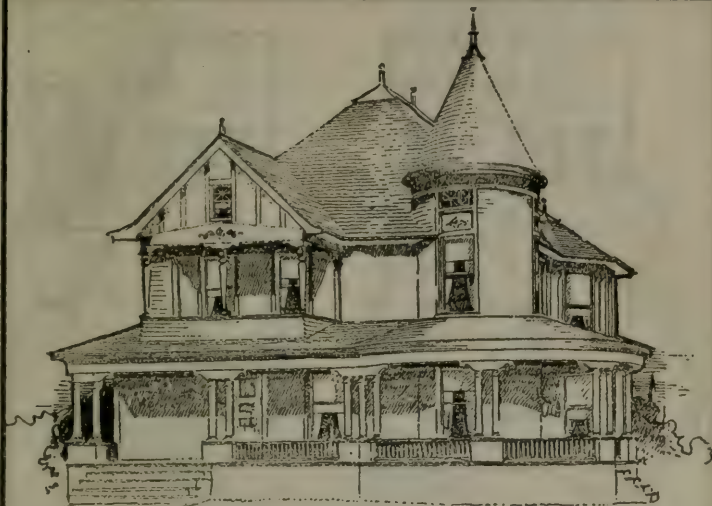


PEACOVE RESIDENCE.—Design 2022-O; cost in frame, \$2,786 to \$2,990; plans, \$40. Cost in brick, \$4,500 to \$5,000; plans, 3 i-2 per cent. on cost.

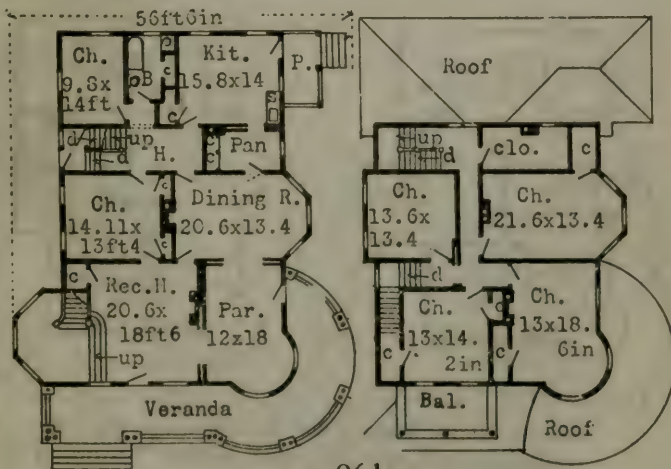


—960—

ARTISTIC HOMES



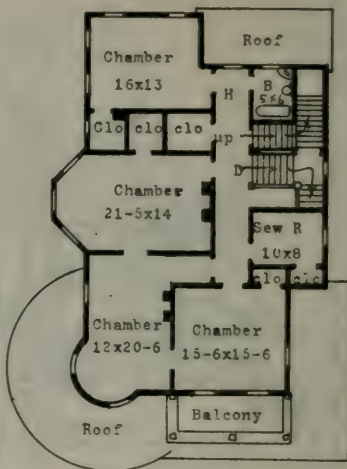
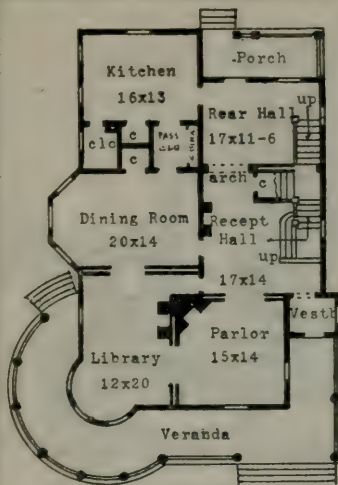
OSBORN RESIDENCE.—Design 32-O; plans \$20; cost \$2,140 to \$2,390; size 31 ft. by 53 ft.; story heights 9 ft. 6 in. and 8 ft. See page 6c.



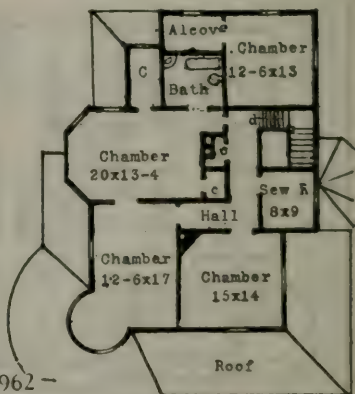
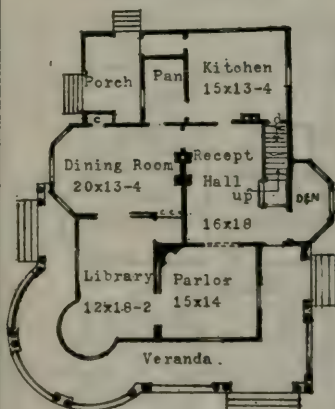
-961-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

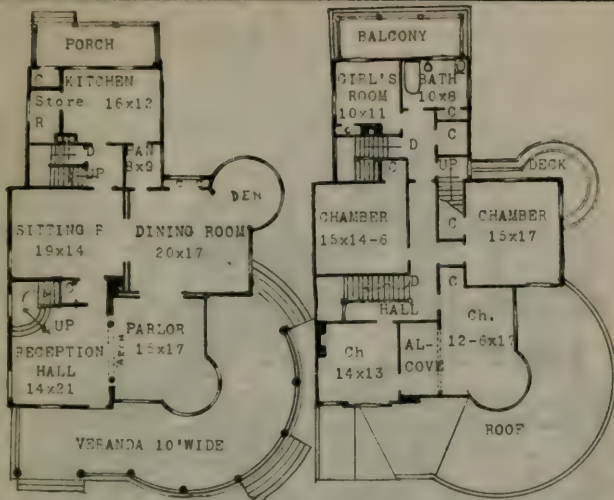


Osborn No. 2 design 5962-A. See page 964, also opposite page and page 963, story heights 11-ft 6 and 10-ft 6. Plans \$20.

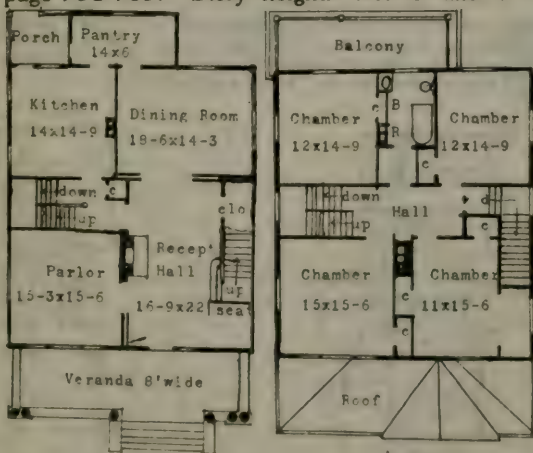


Osborn No. 3 design 5962-B. See page 964, also opposite page and page 963, story heights 9-ft 6 and 8-ft 6. Plans \$20.

ARTISTIC HOMES



Longview No. 3 design 5963-A. See opposite page, also general effect in design on page 961. See plans on page 962-963. Story heights 9-ft 6 and 9. Plans \$30.



Plans \$10.

WILMONT NO. 2 SEE PAGE 965
STORY HEIGHTS 10 & 7-6"

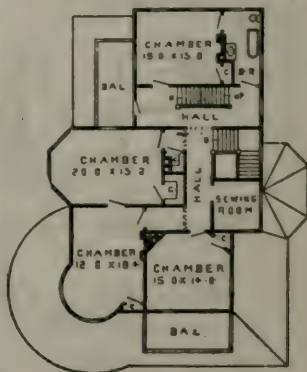
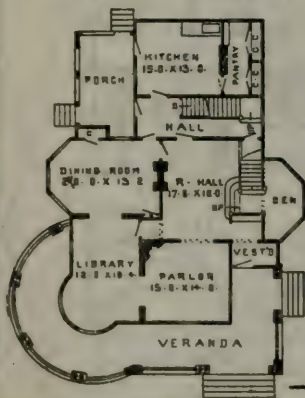
-963-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



LONGVIEW RESIDENCE.—Design 6-N; cost, \$3,000 to \$3,890; size, 33 ft. 6 in. by 54 ft. 6 in.; story heights, 11 ft. and 9 ft. 6 in.; plans, \$30. Special features: Front of house not cut up by stairs: large attractive balcony. A very attractive design.



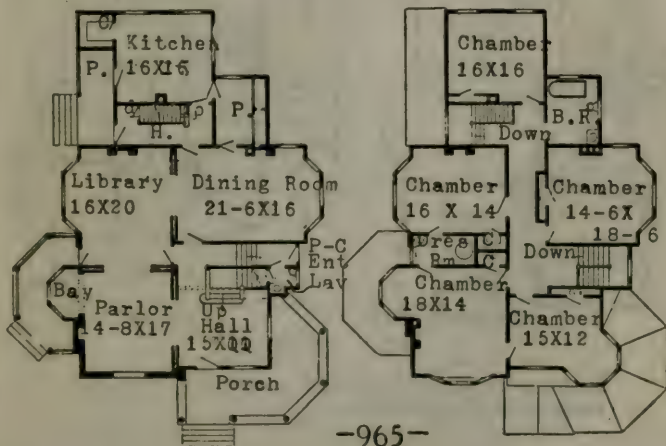
-964-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



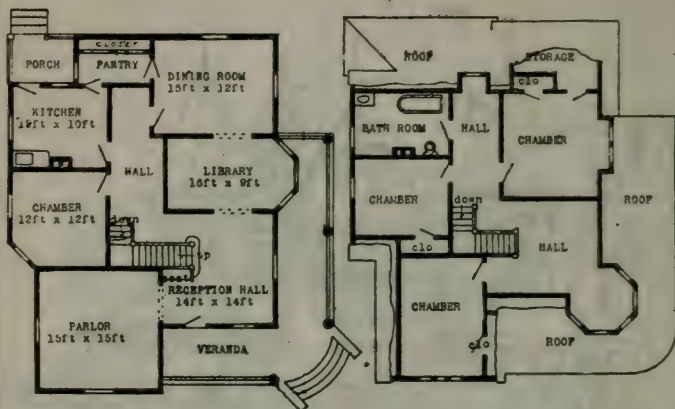
TIPPECANOE RESIDENCE.—Design 1829-N; cost in frame, \$2,980 to \$3,590; plans, \$25. Special features: Large rooms.



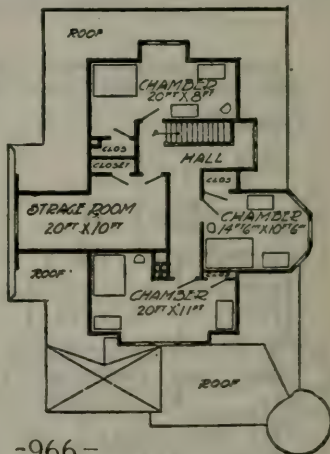
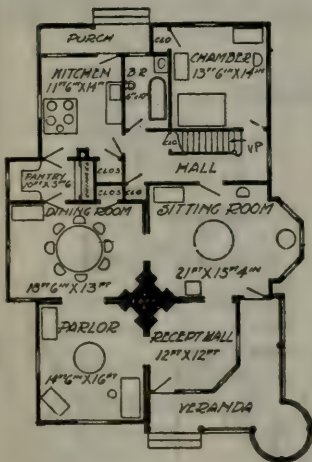
-965-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



ROCKTOWN RESIDENCE.—Design 2263M; cost in frame, \$1,892 to \$1,990; plans, \$10. See page 65.



-966-

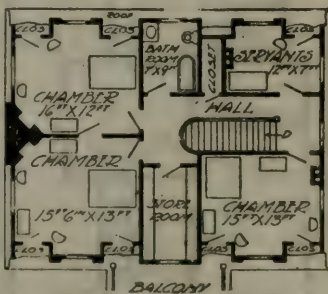
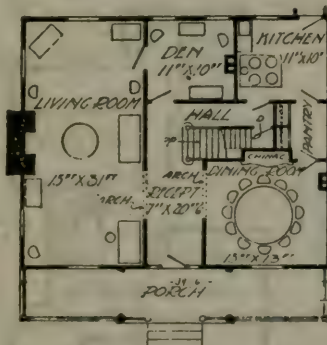
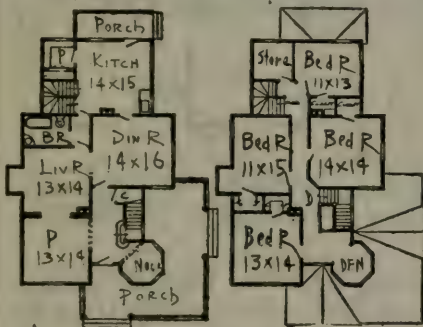
RIFTON RESIDENCE.—Design 2264M; cost in frame, \$1,692 to \$1,780; plans, \$10.

ARTISTIC HOMES



VALLEY FALLS RESIDENCE.—Design 980M; in frame, \$2,190 to \$2,260; plans, \$20. See page 65.

Valley Falls No. 2, Turner design, same as above, with more attractive appearance, with 15x15 parlor; with 15x15 sitting-room; with 8x11 chamber; with closet in place of bath; with combination cellar entrance; with triple fire-place where flues are shown; with bath-room over present location and rear room omitted. See page 65.

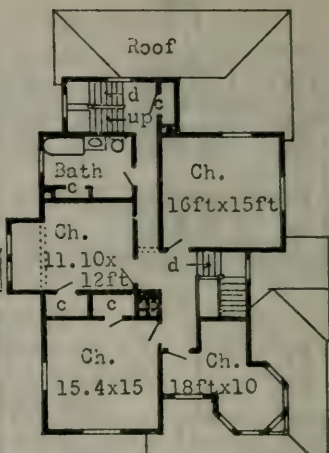
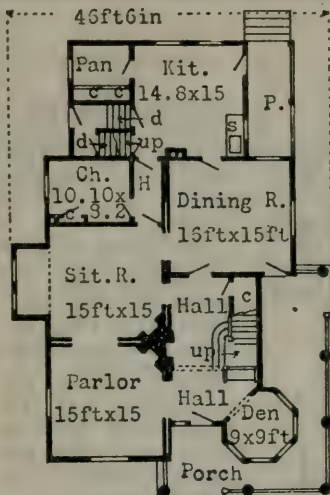


(See Baraboo design page 49.)

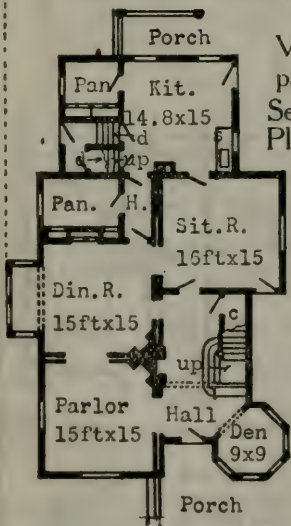
MOWELL RESIDENCE.—Design 2252M; cost in frame \$1,192 to \$1,240; plans \$10; story heights 10 and 9 ft. 6 in. See Brandon Residence for exterior. See page 65.

-967-

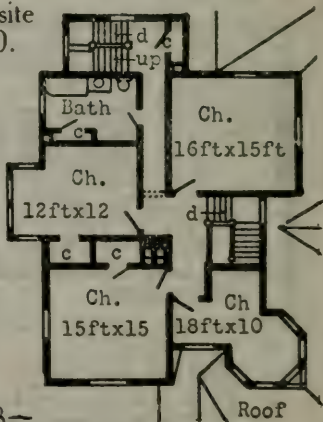
ARTISTIC HOMES



Valley Falls No. 2 design 5968-A. See opposite page 967. Story heights 9-ft 6 and 9. Plans \$20.



Valley Falls No. 3 design 5968-B. See opposite page 967. Story heights 10 and 9. Plans \$20.



ARTISTIC HOMES

Many send plans to my office of a building and I often show them where 10 to 20 per cent can readily be saved, and at the same time secure a more attractive house than at first contemplated. This is where competent advise is of practical value.

Steel and Reinforced
Concrete Construction

HERBERT C. CHIVERS, ARCHITECT

-ST. LOUIS-

16TH FLOOR CALL BLDG.

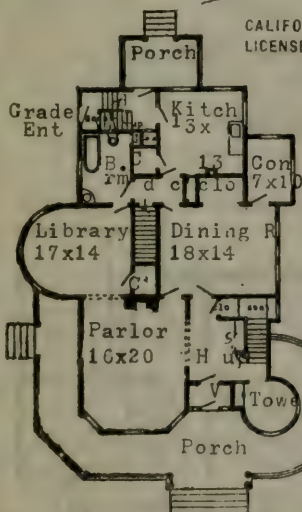
SAN FRANCISCO



CALIFORNIA STATE
LICENSED ARCHITECT

CALL BLDG. S. F.

S.F.
Call



GUION RESIDENCE.—Design 2012M; cost in frame \$2 890 to \$2,990; plans \$25. See page 65.

HIGH-CLASS ARCHITECTURAL WORK

-969-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

IMPORTANT If you are going to build and want to get good results, save time, worry and annoyance, send \$5, together with rough outline of the position of rooms, or simply state number of rooms, and I will make a personal study of the plan.

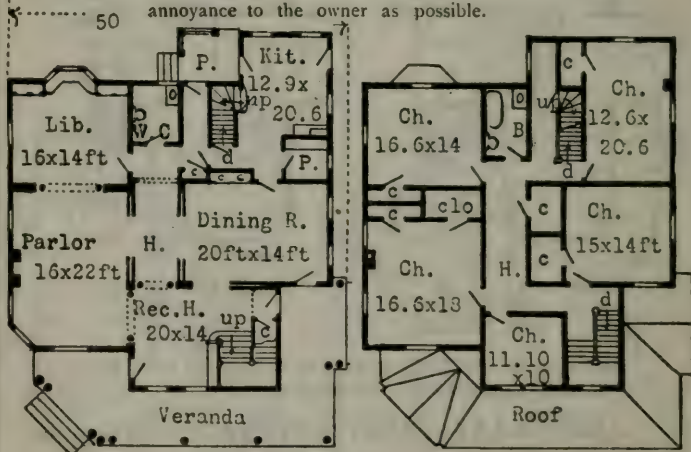
HERBERT C. CHIVERS - ARCHITECT



GREENTOWN RESIDENCE.—Design 1833M; cost in frame \$2,780 to \$2,940; plans \$25. Good large rooms; plenty of closets. See page 65.

TO BUILD SATISFACTORILY

In all of my work, I have made it a policy to build as economically and with as little annoyance to the owner as possible.

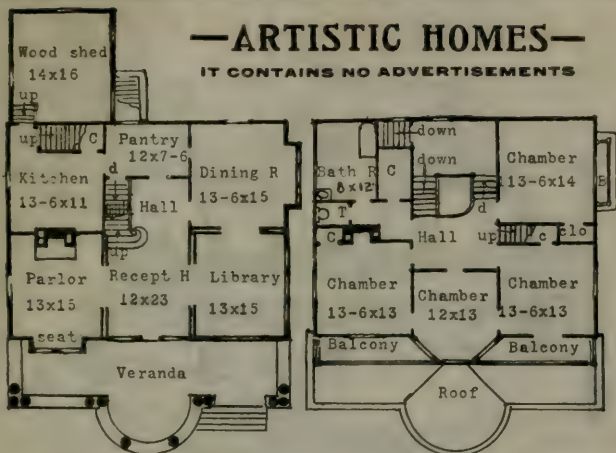


-970-

ARTISTIC HOMES

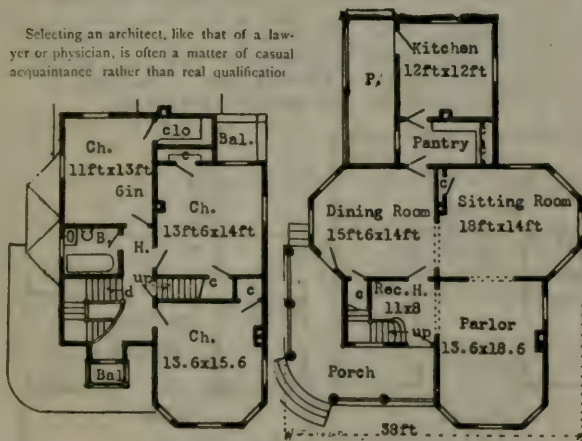
—ARTISTIC HOMES—

IT CONTAINS NO ADVERTISEMENTS



Hutchinson No. 2 design 5971-A. See design page 972. Width 41 ft, story heights 10 and 9. Plans \$30.

Selecting an architect, like that of a lawyer or physician, is often a matter of casual acquaintance rather than real qualification.



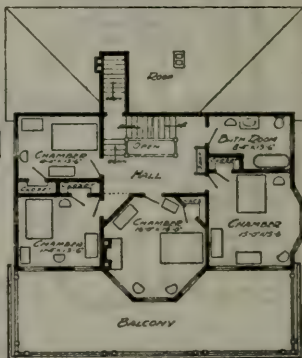
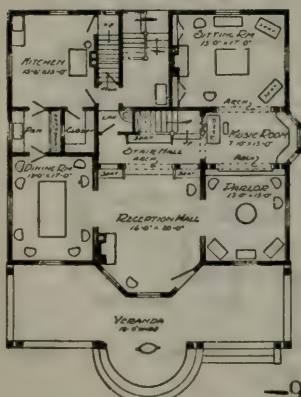
Marleboro No. 16 design 5971. See page 501. Story heights 11 and 9 ft. Plans \$10.

—971—

ARTISTIC HOMES

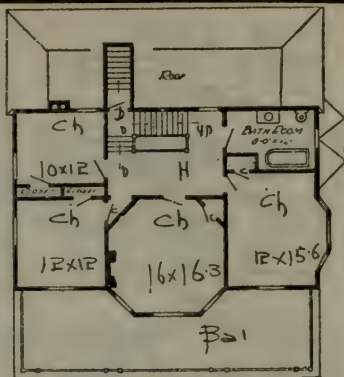
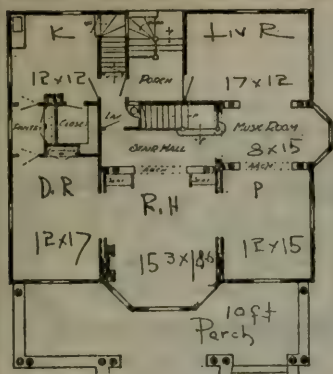


HUTCHINSON Residence.—Design 8999-O; in frame, \$3,500 to \$4,500; plans, \$30; width, 44 ft. 4 in. by 40 ft. 2 in.; story heights, 10 ft. and 9 ft. 6 in. Special features: Wide imposing frontage; flower terrace in front; large reception hall; fine arch effect in hall and parlor. Modifications: See index for Hutchinson plan reversed. See page 65.

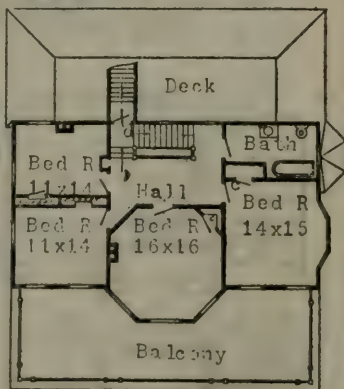
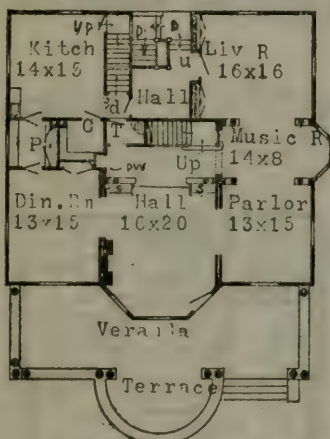


—972—

ARTISTIC HOMES



Hutchinson No. 3 design 5973-A, width 42 ft. See design page 972. See page 971-974. Story heights 10 and 9-ft 6. Plans \$30.



Hutchinson No. 4 design 5973-B, see design page 972. Story heights 10 ft, width 45 ft. See pages 971-974-975-976. Plans \$30

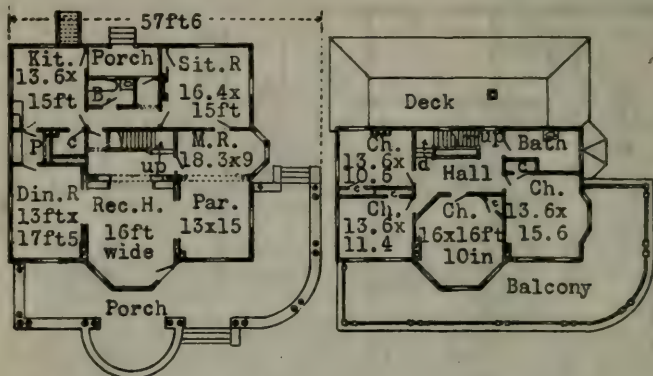
-973-

PERSONAL CRITICISMS.

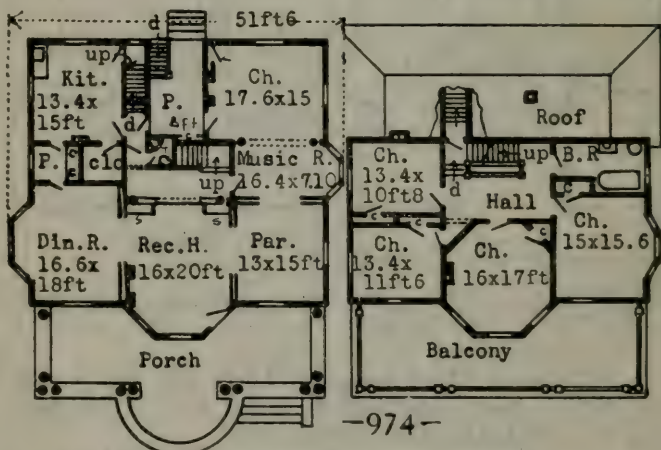
Many parties who have plans made elsewhere send their plans to me for criticism before undertaking the personal responsibility of building, and for such criticism I make a charge ordinarily of \$3, and in all cases will give a fair, unprejudiced and impartial decision.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Hutchinson No. 5 design 5974-A. See design 972. See pages 971-974-975-976. Story heights 10 ft each. Plans \$30.

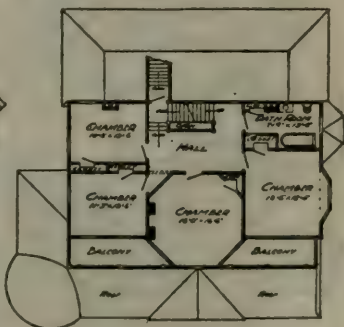
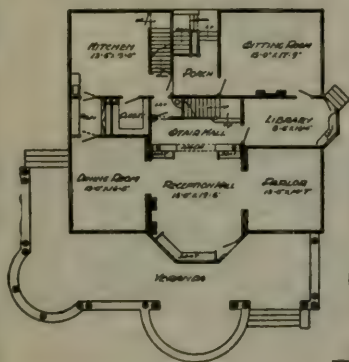


Hutchinson No. 6 design 5974-B, see design 972. Story heights 10 ft. Lavatory under main stairs. See design 971-964-975-976 Plans \$30.

ARTISTIC HOMES



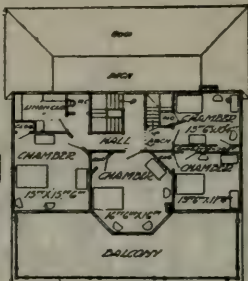
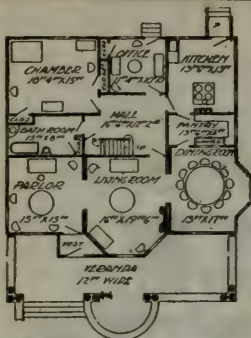
MONTPELIER RESIDENCE.—Bailey design 1827-N; cost, \$2,890 to \$3,500; plans, \$25. Modification No. 2, Barnett design, with fire-place to sitting-room only; with flues to all rooms; with bath on first floor, back of main stairs, in place of rear stairs; with hall between main stairs and bath; with door out onto rear porch and to sitting-room and kitchen; with front porch extending to library; with rounded corner; story heights, 10 ft. and 10 ft.



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HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MONTPELIER RESIDENCE—Design No. 2, 1826-0; plans \$25; cost in frame \$3,050. See page 647.

Herbert C. Chivers, Architect,
St. Louis, Mo.
Red Bud, Ill., June 29, 1900

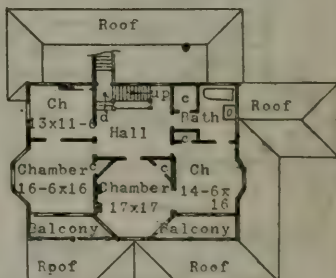
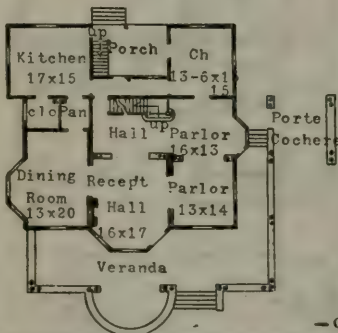
Dear Sir—
Your plans for building were entirely acceptable. I found them of great advantage both in purchasing and looking after material used in building. I can see where both time and money were saved by the use of regularly drawn plans and specifications. Thanking you for promptly filling my order, I am,
Very truly,
ALFRED D. RIESS
(Attorney)

CONFUSING THE CLIENT.



HERE is in every profession, art and trade certain terms more or less clearly understood by the practitioner, but frequently confusing to the client. Architects are not entirely free from the failing of trying to impress their patrons by employing technical expressions meaningless to the average person about to build. They rattle on glibly about "Early Norman," "Middle English," "Tudor Gothic," "Elizabethan" and "Georgian." They introduce the French and Italian Renaissance and medieval German, in a way which makes the listener's head swim. They discourse at length upon the fine points of difference between "New England, New York and Virginia Colonial." If a church is under consideration the committee is bewildered by the rapid consideration of Grecian, Roman, Byzantine and the various styles of Gothic architecture. Now all this is reprehensible nonsense confusing a client with such architectural technic. I have made it a rule to be sure that my client will understand the meaning of the terms I employ in talking to them. I illustrate every example cited and when they place the order for the design they know which to expect, except of course, where the matter is left entirely in my hands and then it is unnecessary to bother their heads about that which does not interest them. It is results that they want not words.—Herbert C. Chivers.

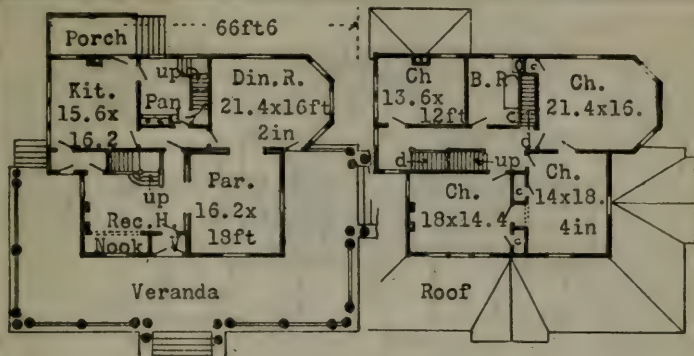
Hutchinson No. 7 design 5976-A. See design page 972. Width over all 49 ft. Story heights 10 ft 4 and 10. See pages 971 to 975. Plans \$30.



-976-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Castorville design 5978-A.

Plans \$25.

THE NECESSITY OF PLANS.

It is very necessary that you have complete working drawings, and above all, legally worded specifications. It excites competition among the builders, and then since you know that all builders are figuring on the same basis, you can very readily see how the price of plans and specifications may be saved many times over.



Story heights 10 ft and 9-ft 6,

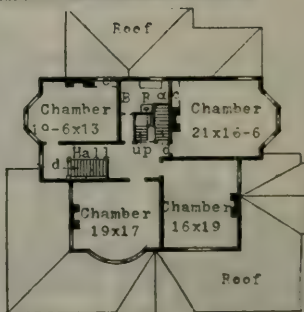
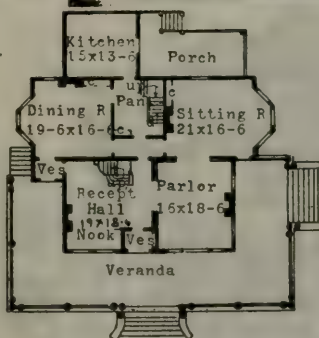
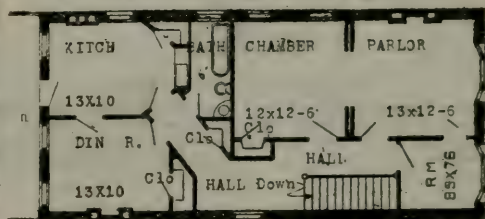
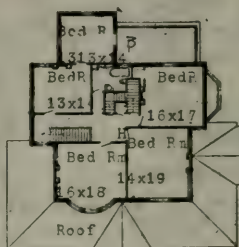
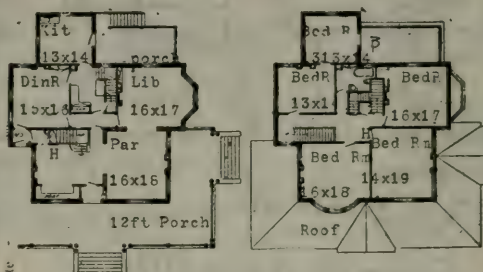
-977-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

CASTORVILLE RESIDENCE.—Design 43-O; cost in brick \$5,000 to \$5,500; size 47 ft. 6 in. by 51 ft.; story heights 10 ft. and 9 ft. 6 in.; plans \$55. Very neat colonial design. SEE 977.

THIS volume presents a number of illustrations of exteriors, interiors, and plans of Suburban houses of various design and arrangement. It is for the use of people intending to build, that they may possibly find among the many designs and plans, suggestions that will enable them to intelligently describe to the Architect, their wants, tastes, and preferences in the matter of building a house. Any of these designs or plans we are ready to modify to suit individual tastes, or the peculiarities of a building site.

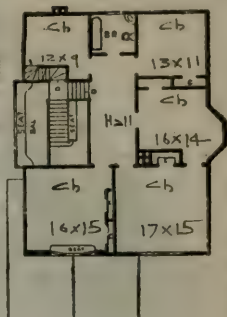
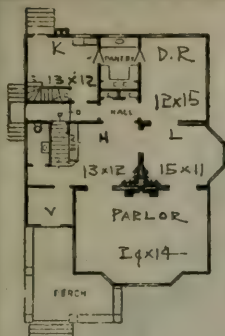


Castorville No. 3 design 5978-B. See design page 977. Story heights 11 ft and 9 ft, width, over steps and all 60 ft. Plans \$25.

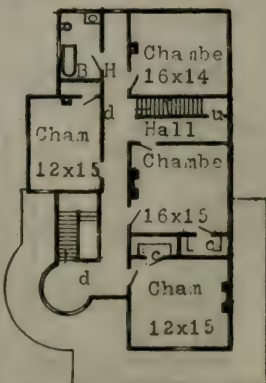
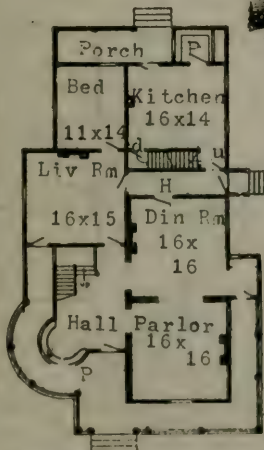
-978-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



KALAMAZOO RESIDENCE.—Design 6031M; in frame, \$2390 to \$2899; plans, \$10; width, 33 ft. 4 in., width over all; 36 ft. 4 in.; story heights, 20 ft. and 9 ft. Special features: Large parlor, toilet room, on first floor, side entrance, large pantry; Swiss design. See page 65



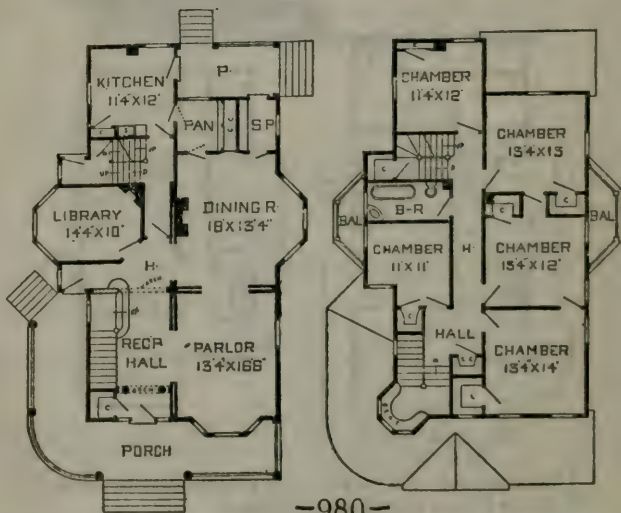
FERRYSBURG COTTAGE.—Design 1934M; cost in frame \$1,892 to \$1,920; plans \$20. See page 65.

—979—

ARTISTIC HOMES



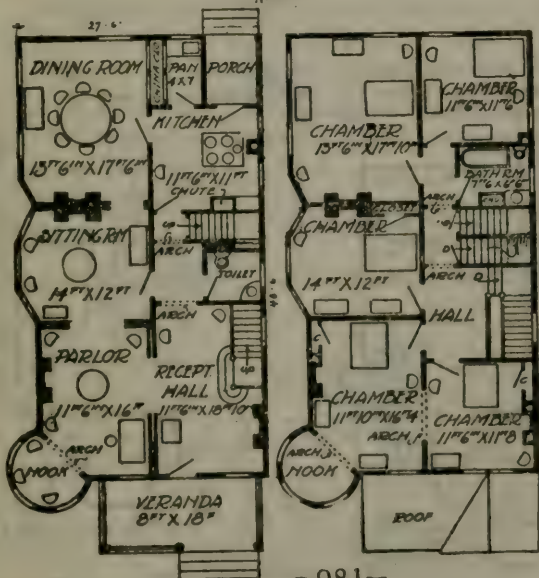
PENFIELD COTTAGE.—Design 1051-O; in frame, \$2,480 to \$2,650; plans, \$25; width over all, 38 ft. 10 in.; story heights, 10 ft. Special features: Stairs reversed, with attractive nook at second landing; grade entrance to cellar; working plans show a porte-cochere adjoining side porch. See page 65.



—980—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



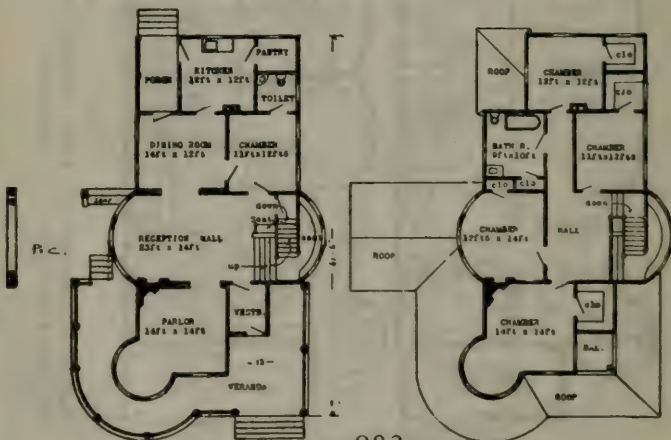
-981-

EDMORE RESIDENCE.—Design 1922M; cost in frame \$2,180 to \$2,240; plans \$15. See page 65.

ARTISTIC HOMES



VANLOON RESIDENCE.—Design 1828M; cost in frame \$2,980 to \$3,240; plans \$25. Special features: Large central reception hall. See page 65.

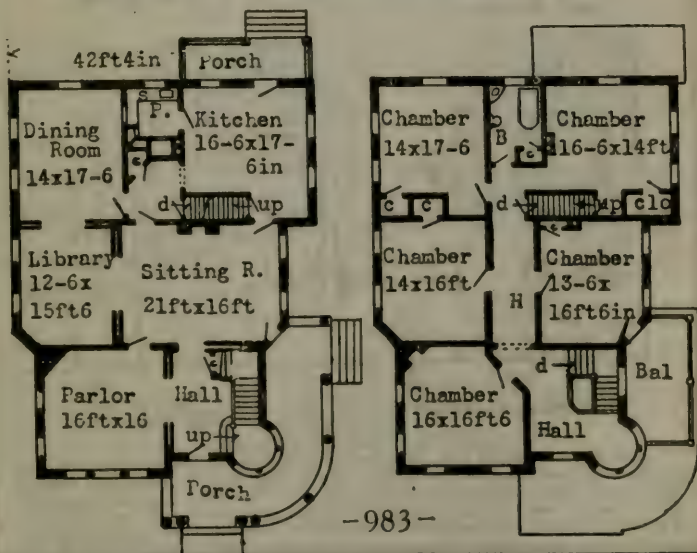


-982-

ARTISTIC HOMES



Wickenburg design 5983, story heights 9-ft. 6. We have this in either frame or brick. Plans \$15.

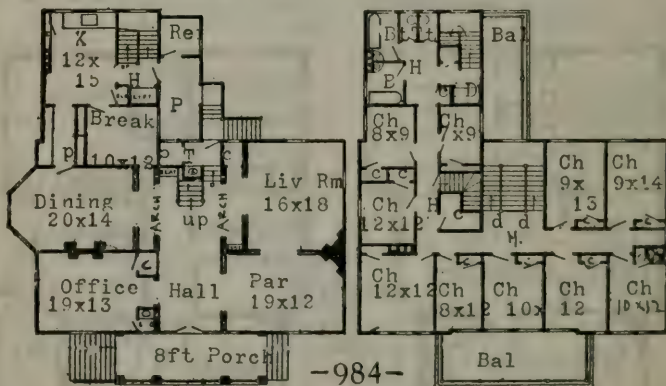


HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



PENNINGTON RESIDENCE.—Design 1935-O; cost in frame \$3,292 to \$3,580; plans \$40. See revised design page 294. See page 65.



AFTER PLANS ARE MADE.

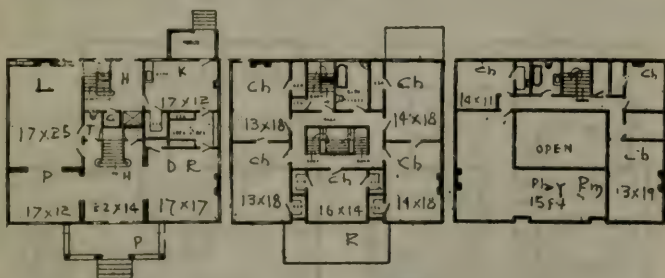
After order is placed and plans are made and during construction you may ask as many questions as you choose, and so long as they are put in rotation on separate sheet (with space to write answer) they will be promptly answered, and if you will send photos of house during its construction, we can tell you at a glance if the general design and proportions are being carried out properly.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MELVIN RESIDENCE.—Design 2010M; cost in frame \$2,790 to \$2,850; plans \$35. See page 65.

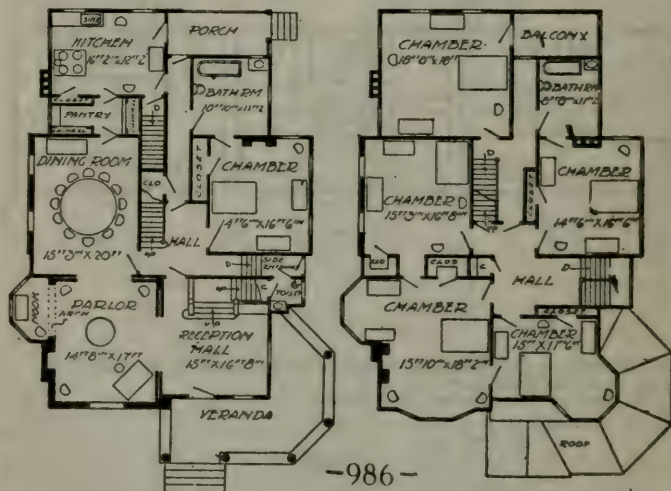


I have not as yet decided to build. However I ought to be satisfied with your work.—Dwight Nutter, Richfield, Utah.
Am pleased with results.—Fred Enfield, Lyons, Neb.

ARTISTIC HOMES



PALEROMA RESIDENCE.—Design 100,047-O; width, 42 ft.; cost, \$3,598 to \$3,989; plans, \$40; story heights, 1st 10 ft.; 2d 9 ft. 6 in.; cellar. See page 65.



HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

EFFNER RESIDENCE—Design 2009M; cost in frame \$2,892 to \$2,940; plans \$35. See page 64.



Oliver Springs, Tenn., July 16, 1911.
Mr Herbert C. Chivers,
St. Louis, Mo.

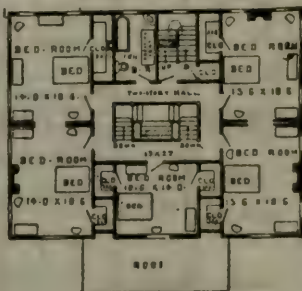
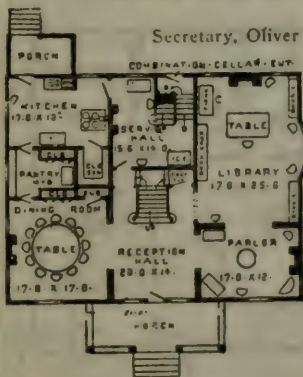
Dear Sir—

We are well pleased with our home, the plans of which were furnished by you, and every one who calls has only the highest praise for it. It is situated on the railroad and every one passing remarks about its beauty. It is a thing of beauty and we think we have the prettiest cottage in our end of the state.

Respectfully,

D. C. RICHARDS,

Secretary, Oliver Coal Co



-987-

ARTISTIC HOMES



GLOUSTER RESIDENCE.—Design 100,039-O; plans, \$15; width 43 ft.; cost \$2,499 to \$2,987; story heights, 1st 10 ft., 2d 10 ft.

Seattle, Wash., Jan. 3, 1914

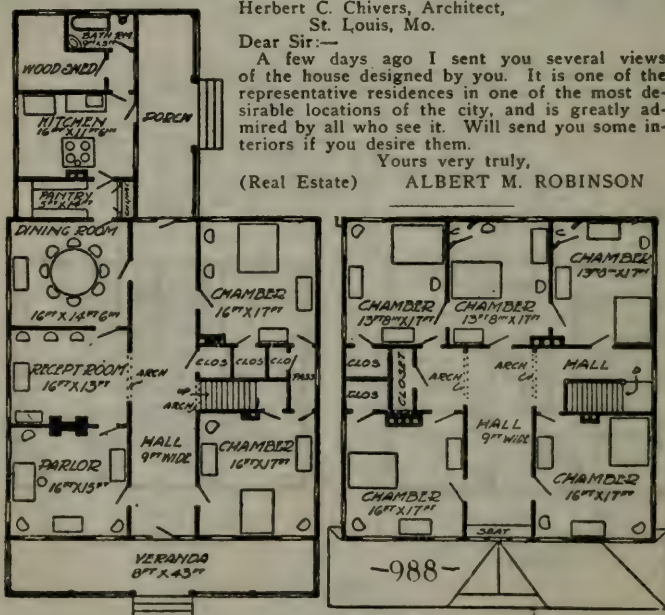
Herbert C. Chivers, Architect,
St. Louis, Mo.

Dear Sir:—

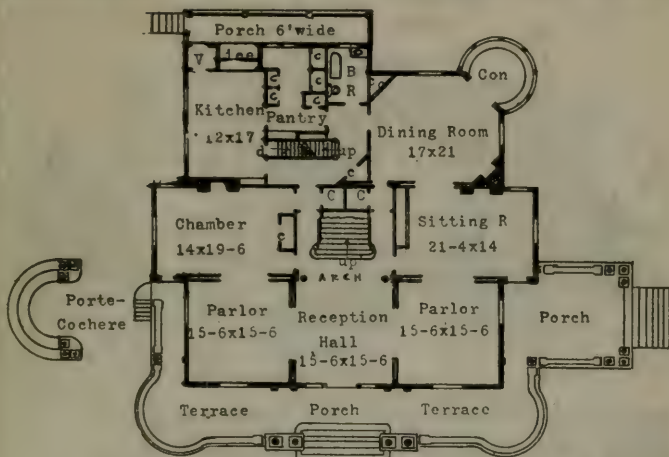
A few days ago I sent you several views of the house designed by you. It is one of the representative residences in one of the most desirable locations of the city, and is greatly admired by all who see it. Will send you some interiors if you desire them.

Yours very truly,

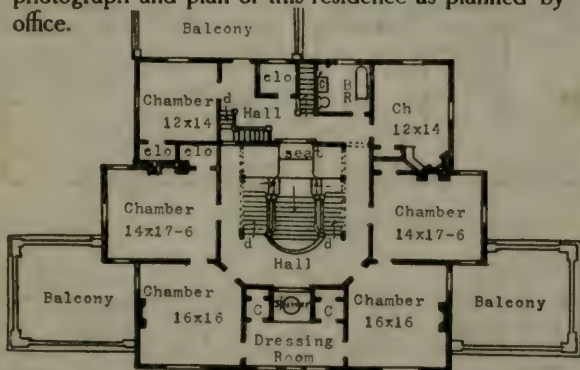
(Real Estate) **ALBERT M. ROBINSON**



ARTISTIC HOMES



Jolon design 5969, width 49 ft 6, width over all 75 ft, story heights 11 and 10 ft. The building Edition of the Scientific American of October 1904 contains a full-page photograph and plan of this residence as planned by this office.

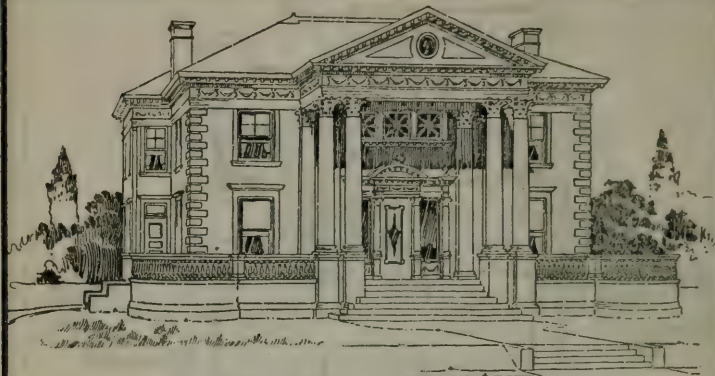


Jolon residence on page 990 is similar, except this design has about twice the width, by reason of porch and porte-cochere at side. Plans 3 1-2 per cent on actual cost.

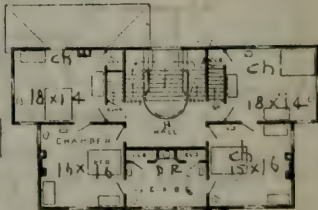
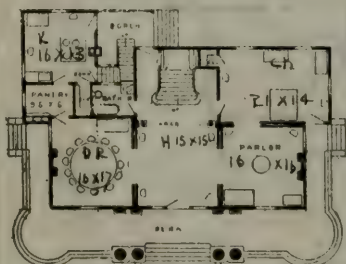
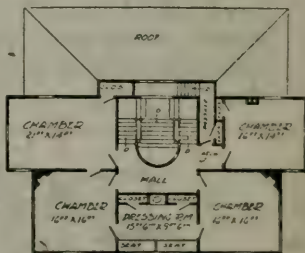
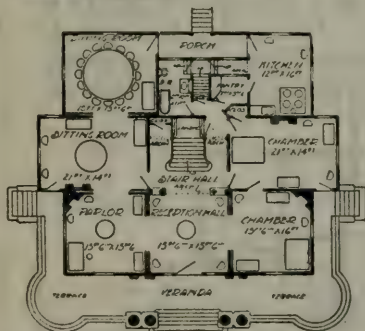
-989-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



OLON RESIDENCE.—Design 100,053-N; plans, 3 1-2 per cent on actual cost; size, 49x48; story heights, 1st, 11 ft., second, 10 ft. Special features: Commodious arrangement; pure colonial design. We have this in a more compact arrangement and two less rooms.



—990—

HERBERT C. CHIVERS CO. ARCHITECTS



Owensboro Banking Company
Cum gratia October 10, 19.

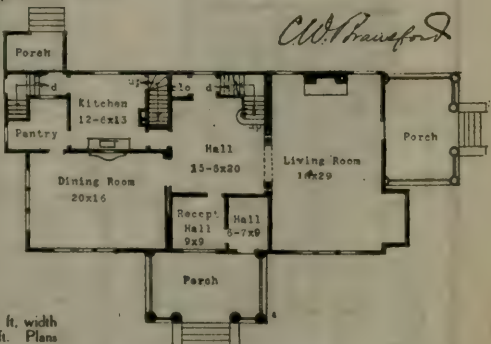
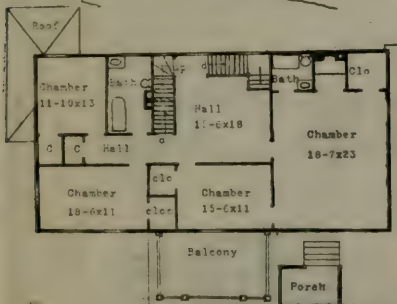
Herbert C. Chivers, Esq.,
 St. Louis, Mo.

Dear Sir:-

I am just completing my new residence for which you prepared plans and specifications. Your work has been so very satisfactory that had I a hundred houses to build, I would employ you to make plans and specifications for them. My experience with you justifies the advice given me by a practical builder when I first announced my determination to build. Said he: "Get a competent reliable architect to make your plans and specifications and you will be saved hundreds of dollars and a world of annoyance."

Yours truly,

C.W. Brainerd



Akron, Ohio, Nov. 5, 1902
 Mr Herbert C Chivers,
 Wainwright Bldg.,
 St. Louis, Mo.

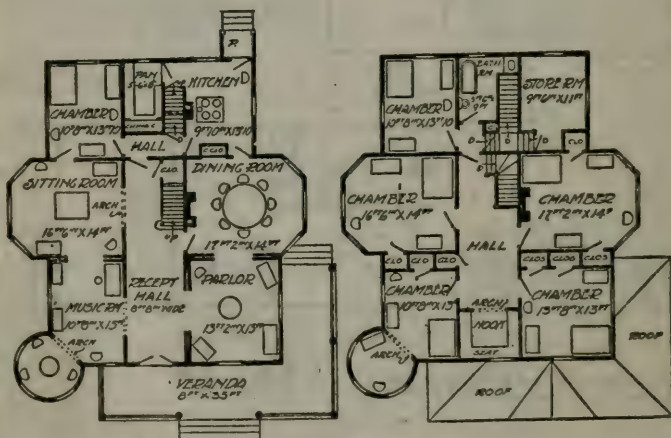
Dear Sir:-
 House is completed and must say it is attracting universal attention, something different than they are building in this part of the country. We are more than pleased with it and would advise anybody contemplating building to employ an architect. The important part in building is to utilize the space without having stuffy little rooms. Your plans are excellent in regard to that. They have large rooms, well lighted and well ventilated.
 Thanking you very kindly for the interest you have taken in its construction, I beg to remain,
 Yours very truly
 (City Treasurer) J. H. BERGER.

Paladina design 51017, story heights 10 ft, width 46 ft, total width over steps and all 60 ft. Plans \$55

ARTISTIC HOMES



ENDELL RESIDENCE.—Design 100,044M; size, 35 x 45; cost, \$3,315; story heights, 1st, 10 ft., 2d 10 ft. Plans, \$30. A good Southern house of plain, neat exterior. See page 65.

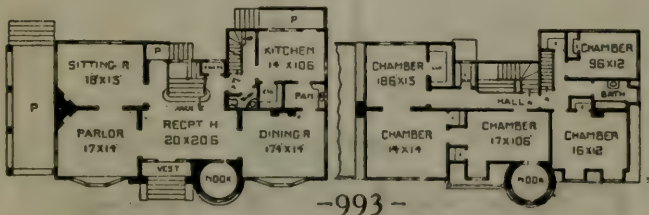


-992-

ARTISTIC HOMES



IRA COTTAGE.—Design 1037M; cost in frame, \$3,490 to \$3,999, (with stone arch and tower \$200 extra). Plans, \$40: width, 57.4 x 29. Width over all, 67 ft., story heights, 9.4 and 9 ft. in the clear. Special features Bath room on first floor, large convenient rooms; a striking design for a country estate. See page 65.



WHEN ADVICE IS OF VALUE.

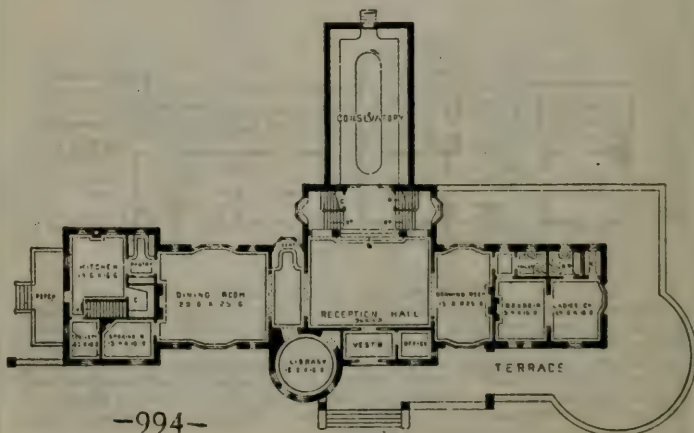
When one contemplates building, it is in the early stages of the enterprise that the architect should be selected. The advice and experience of a trustworthy architect should be secured by all means. Do not expect an architect to put his best ideas on paper for you, unless you have a positive understanding with him that he is to do the work. Parties who struggle along themselves with all the preliminary work and later on, employ the architect do not secure full services. The most valuable portion of a plan, and often its most vital points are rendered during its embryotic period.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

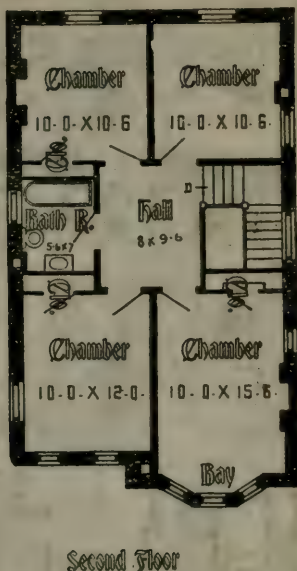
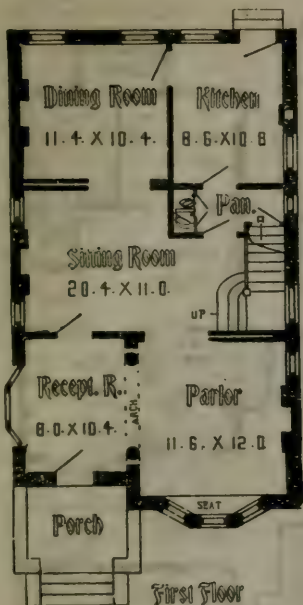


DOUTY.—Design 50M; English country home; cost, \$4,590 to \$5,680. Plans; \$100, with any changes.

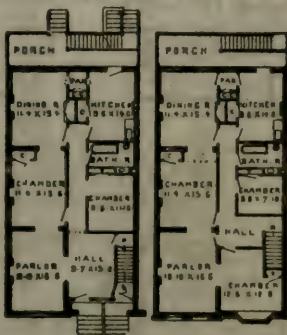


-994-

ARTISTIC HOMES



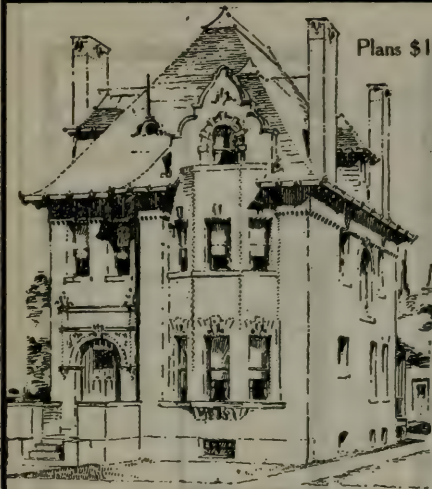
DETROIT RESIDENCE.—Design 8258-O; in frame, \$1.



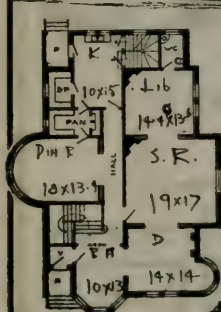
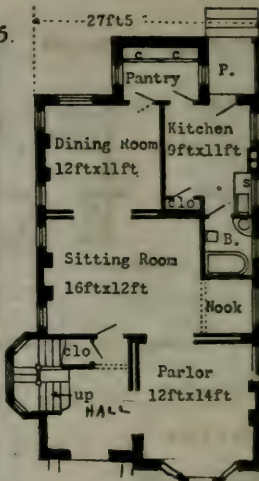
-995-

MILTENBERGER—Design 9066-O; in brick, cost \$3,200 to \$3,450. Plans \$25.

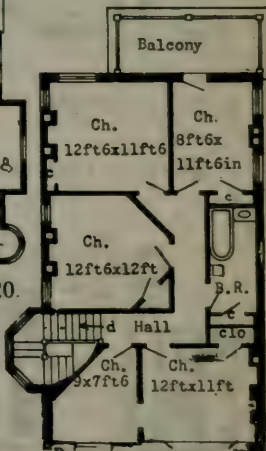
ARTISTIC HOMES



Plans \$15.



Plans \$20.



DETROIT RESIDENCE.

No. 2, French design,

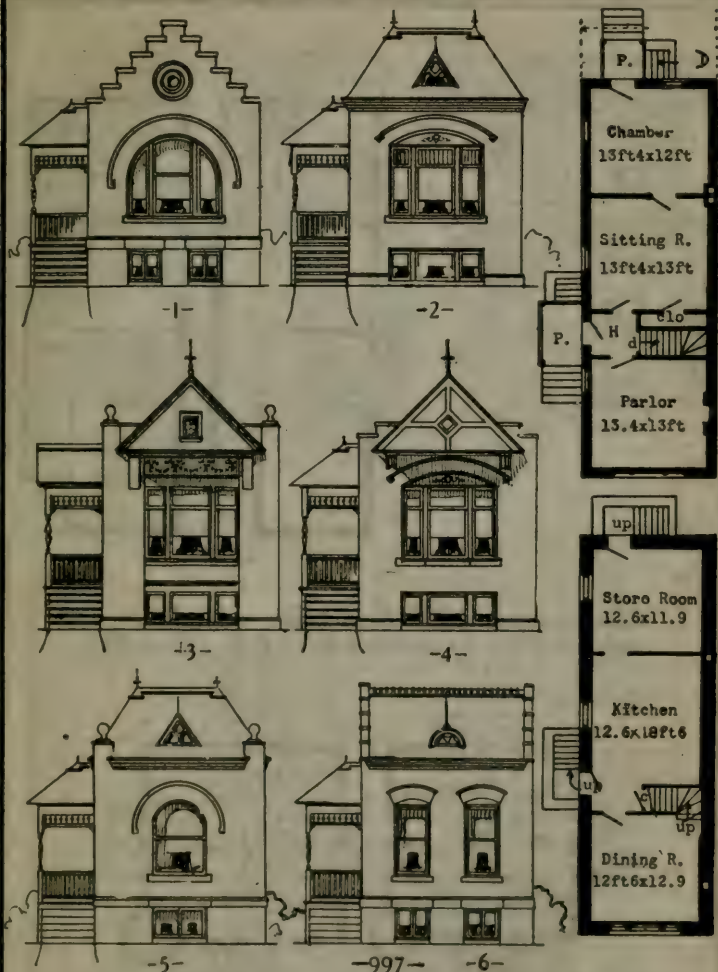


STONE RESIDENCE.- Design 887M.

-996-

HERBERT C. CHIVERS CO. ARCHITECTS

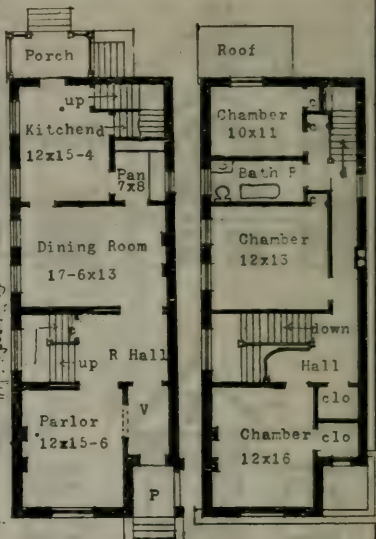
ARTISTIC HOMES



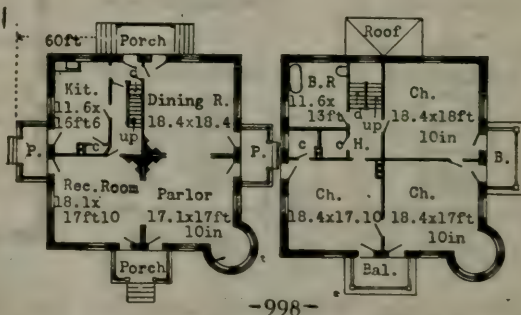
Bricktown design 5998 in brick, width 16 ft, story 10 ft. Basement 8 ft. We can furnish either one of the six exteriors as shown, design No. 1, design No. 2, design No. 3, design No. 4, design No. 5, design No. 6. Plans \$5.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



Manzano design 5998-A in brick, width 19 ft, story heights 9 ft 6. Composition or tin roof. Plans \$10.



Elrito design 5998-B. Plain brick tower-like house. Story heights 11 and 9 ft. Plans \$10.

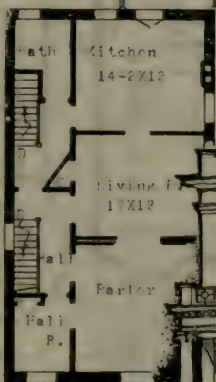
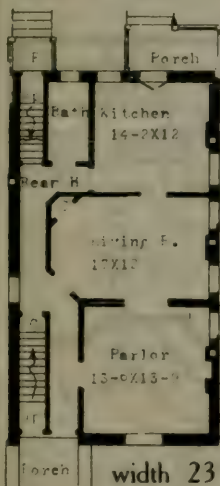
998-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



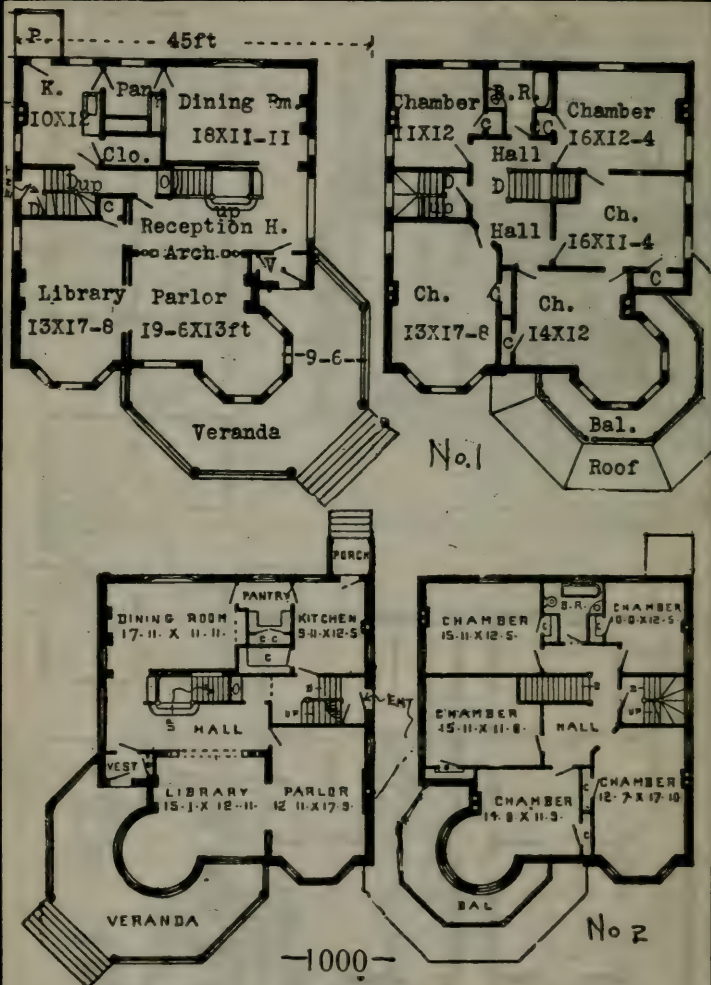
DELMAR RESIDENCE.—Design 1010-O; plans \$25; (see plans on page 668).



width 23 ft. story
Almosa flat design 5999 in brick,
heights 9 ft 6. Plans \$10. -999-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



TALLULAH RESIDENCE.—Design 47-O; cost in brick \$4,500 to \$5,000; plans \$40.

TALLULAH RESIDENCE No. 2.—Anthony design with octagon tower with five windows; with fire-place in parlor; with entire plan reversed.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

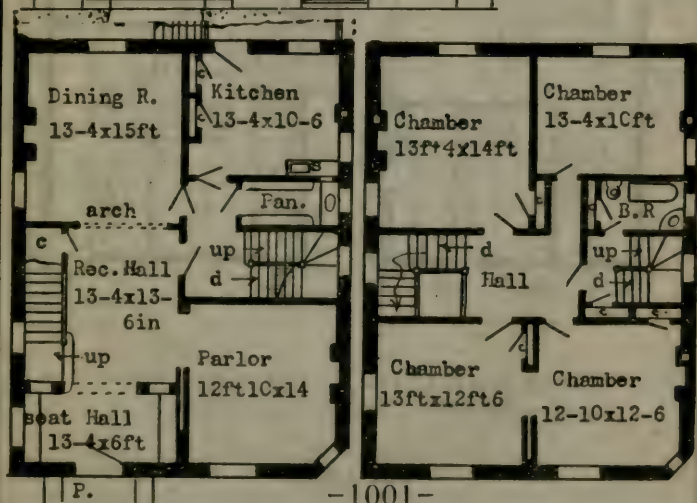
Texaline

design 51001
Plans \$10.



My individual ideas of your plan requirements are worth many times the five dollars which you pay for preliminary plans. With well-studied preliminary plans you can get fairly close estimates from a local builder and thus ascertain whether to increase or decrease the size and style of your building or your appropriation.

HERBERT C. CHIVERS,



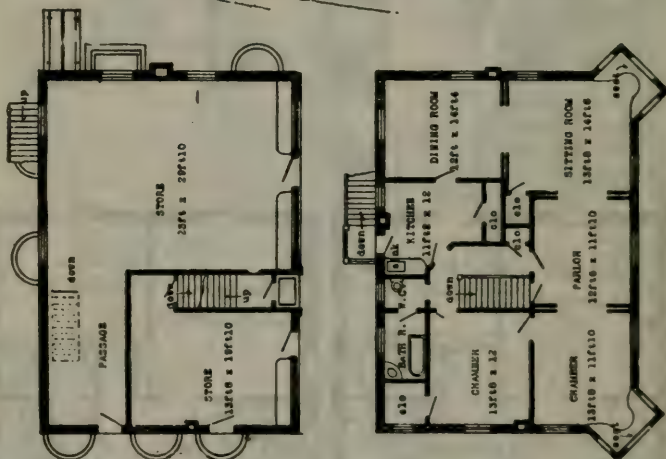
-1001-

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

A WORD OF CAUTION.

Readers of this catalogue of architectural designs are respectfully warned and requested not to build from designs or use portions of plans shown therein. Any duplicity of this kind when found out and reported by our correspondents or travelling representatives will be charged for according to the legal fees of 3½ per cent on the cost of said improvements.



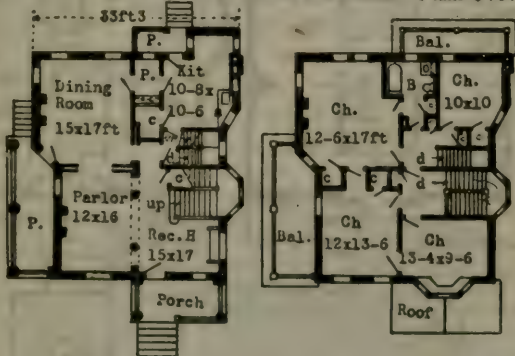
STORE AND FLAT NO. 15.—Cost in brick, \$3,250 to \$4,000; plans, \$50.

-1002-

ARTISTIC HOMES



San Luis design 51003, story heights 10-ft. 6 each. Neat brick exterior, very practical plan. Good angular view from rear rooms. Plans \$15.



IN SENDING MONEY

The safest manner in which to remit is by P. O. order, for in this case if the order is lost, they will furnish a duplicate. (See P. O. money order application blank in back of book.)

You can also remit by draft through any bank or by express company.

We will receive individual checks from responsible parties where 15 cents exchange is allowed.

-1003-

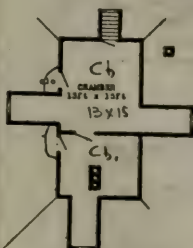
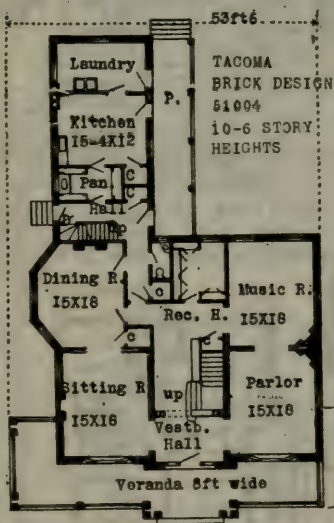
HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES

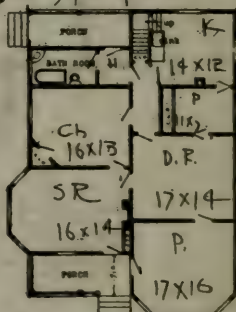


New Zion Cottage.

See plans below. Plans \$10.



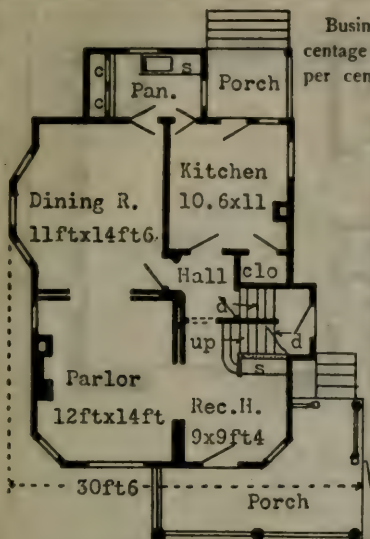
NEW ZION COTTAGE—
\$1,290 to \$1,380; plans \$10.



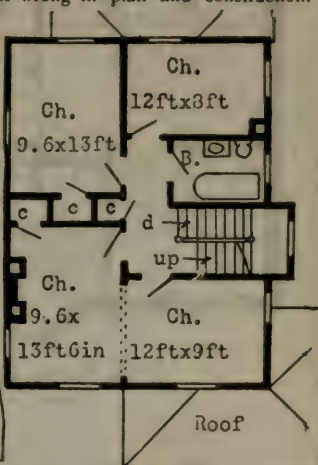
-1004-

HERBERT C. CHIVERS CO. ARCHITECTS

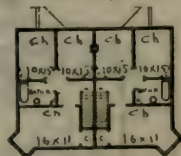
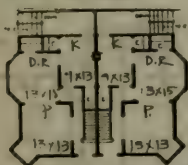
ARTISTIC HOMES



Business men figure largely on the percentage basis, and it is easy to go 20 to 30 per cent wrong in plan and construction.



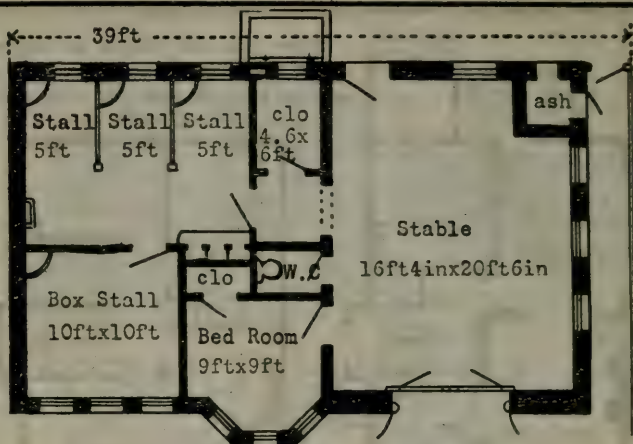
Anderson No. 2 design 51005 in frame, story heights 9-ft. 6 and 9. Plans \$10. Similar to Carbon, 298.



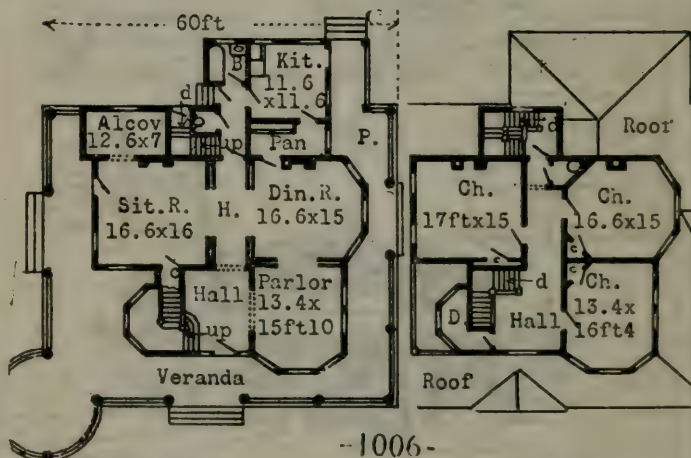
-1005-

THOMAS RESIDENCE.—Design 5000M; cost in frame, \$2,600 to \$3,000; width over all, 23 ft. 6 in., parlor, 12.6 x 13 ft.; dining room, 13 x 13 ft.; kitchen, 9 x 13 ft. See page 65.

ARTISTIC HOMES



Brick Stable design 51006.

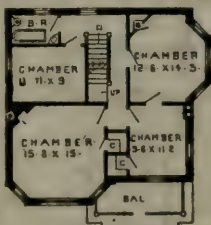
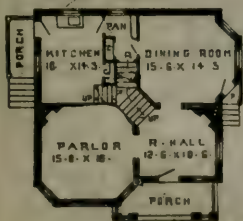


Lambsville No. 3 design 51006-B, story heights 10 ft. See 415.

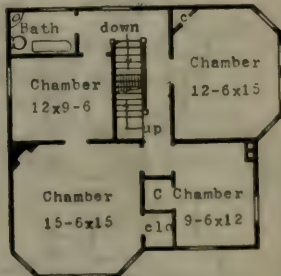
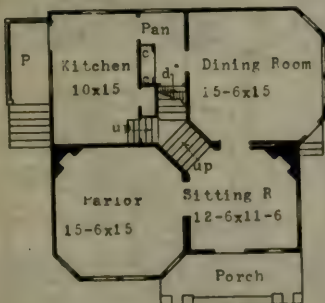
ARTISTIC HOMES

HINTON RESIDENCE.—Design 640-0: in frame, \$1490 to \$1880; in brick, \$1920 to \$2440; plans, 25; width, 30 ft. 6 in. x 32 ft. in brick; width over all, 38 ft. Special features; Compact plan, combination stairs, a good corner-lot design.

Hinton design 51007
in brick. Plans \$15



Plans \$10.



-1007-

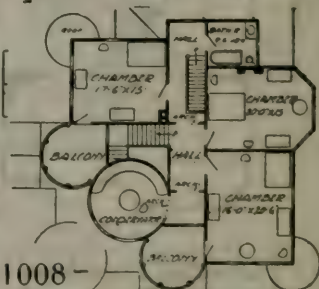
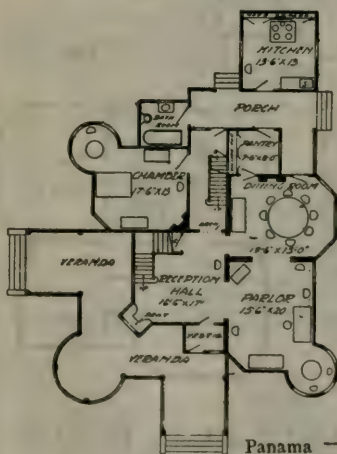
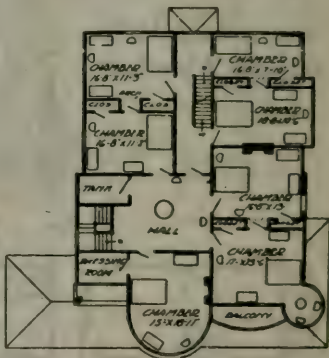
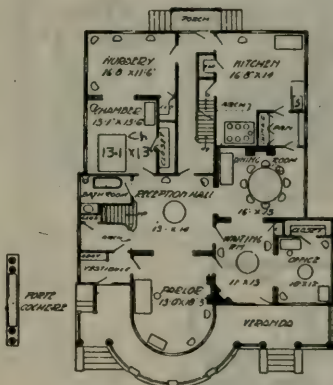
Hinton No. 2, residence 51007-B in frame, 10 and 9 ft story. Very compact. 29 ft 6 wide, 36 ft over all.

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MOLCOMP RESIDENCE.
Design 100,024-O; cost \$4406
to \$4,846; plans, \$40; size,
48x61; width over all, 61 ft.;
special features: Convenient
reception hall; well-ventilated
parlor; suitable for a physi-
cian's home. See page 65.



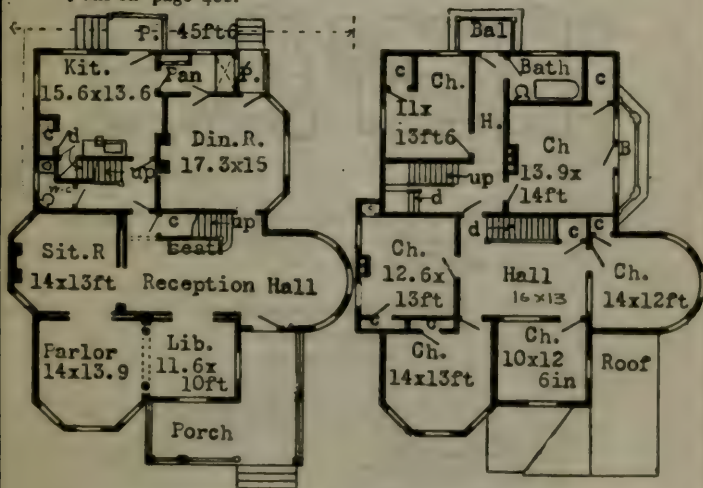
Panama - 1008 -

ARTISTIC HOMES

My success in planning stylish houses is in readily seeing my clients' desires, producing for them a better home than was expected for a given sum. Preparedness is really the secret of my success.



MELROSE RESIDENCE.—Design 100,0030; cost \$2862 to \$3598; plans, \$35; size 26 ft. 6 in. x 45 ft extreme width 23 ft.; special features: large dining room; cozy reception hall; a good corner-lot design, with stained shingle gables. See Plans on page 462.

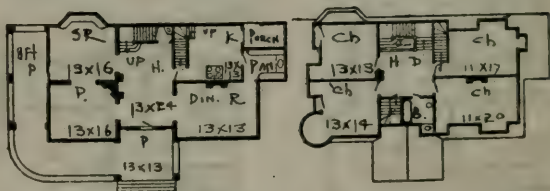


Many send plans to my office of a building and I often show them where 10 to 20 per cent can readily be saved, and at the same time secure a more attractive house than at first contemplated. This is where competent advice is of practical value.

—1009—

HERBERT C. CHIVERS CO. ARCHITECTS

ARTISTIC HOMES



MASCAUTHA RESIDENCE.—Design 2325M; Cost \$3,200 to \$3590; plans, \$59; a neat, simple, modified; Colonial effect. See page 65.

Des Line Construction Company.

Paid-up Capital, \$600,000.00.

General Office, St. Louis Mo.

Written.
General Manager.

Blackwell, Oklahoma, Nov. 3, 1902

Mr. Herbert C. Chivers,
Gaineright Bldg.,
St. Louis, Mo.

Dear Sir:—

Replying to yours of the 20th will state I have never had any photographs of any of my houses taken. Otherwise, I should be glad to send you one. Will state, however, that the plans you sent me worked out to my entire satisfaction.

Yours truly,

Ed R. Rickshaw

General Manager.

—1010—

HERBERT C. CHIVERS CO. ARCHITECTS

SELECTING AN ARCHITECT

HERBERT C. CHIVERS

ARCHITECTURE is an Art and it is one of the noblest of all Arts because it alone joins beauty and aesthetic appreciation with the more practical and urgent needs of life. It is the business of the architect both to obtain pleasing and artistic effects and at the same time to serve the many necessities of man in the best possible manner. The architect labors under a responsibility which is not felt by any other artist; if the musician strikes a wrong note or the painter's colors fade, the consequences are neither serious nor far-reaching, but when the architect makes a blunder it is bound to cause trouble, often heavy expense, and sometimes even loss of life.

"Some men drift into a thing, and, in it, keep on drifting."—Anon.

THERE are incompetents and misfits among architects just as there are in every other vocation—men who have no natural fitness for their work, men who do not feel the responsibility of their positions, men who look at architecture from a purely commercial standpoint and hence perform their duties without any artistic sense of what they are doing or any real interest in it other than their fee. These men are able to get along in their profession because their patrons have neither the training nor the experience to detect the inferior quality of their work until after the building is completed and it is then too late.

"Calamity! which is the perfect glass wherein we truly see and know ourselves."—Sir W. Davenport.

WHEN some great disaster to life and property is caused by faulty plans, it is easy for everyone to realize the importance of the architect's part in building, but the effects of his work are felt in many ways. You

have known some beautiful hall or auditorium to be ruined because of its poor acoustic properties or some elaborate building to stand unfinished because the expense greatly exceeded the original estimates. Such inexcusable blunders are the fault of the man who makes the plans and it seems very strange that a client will sometimes balk over the amount of an architect's fees when he must entrust to the latter very largely the success of the considerable investment which he is about to make.

"Who sees only the first outlay, will live, to have more bills to pay."—Anon.

THE best services of the best architect will prove the most economical because he will save his client the amount of his fee many times over in the cost of material, the prevention of waste, and the niceties in fit and finish. Many hundred times more money has been spent in builders' blunders than has ever been paid in architects' fees. The economy of an architect's services does not necessarily end with the completion of the building. For instance, in his arrangements for the heating and ventilation, an architect can effect a big saving in the amount of your fuel bill. The selection of an architect touches your comfort, your health, your convenience, your taste and your purse, as well as your safety. He must be an artist, designer, constructionist, landscapist and lawyer, besides being a master of all the building trades and arts. If it were a matter of covering any one of these points, almost anyone could draw the plans successfully, but to adjust and combine all of these essentials into one harmonious and satisfactory whole, demands a natural aptitude, an expert training, and a wide experience on the part of the architect.

"Quoth Hudibras, 'I smell a rat.'"

—Butler.

THE selection of an architect should be made solely with reference to his ability. A genial smile, a hearty handshake, a slap on the back, are all very pleasing but they do not require any particular knowledge of architecture and they do not pay

for mistakes in building. To secure work, not by merit, but by flattering, cozening, jollying methods is just a mild species of bribery. The truth of the matter is that no architect can become a master of his art without the closest attention and most persistent application to his work. When a man "camps on your trail" and makes it a point to be a "good fellow" wherever there is a dollar in sight, either his services are not very much in demand or his work is suffering neglect by reason of not receiving his personal attention. A busy architect who does conscientious work and keeps abreast of his profession has no time for personal solicitation.

"Friendship is no plant of hasty growth."
—Joanne Bailie.

THE selection of an architect is not a matter of friendship nor of any other sentiment; it is a matter of business pure and simple. It makes little difference whether an architect smiles or frowns, whether he be tall or short, an American or a Frenchman, the one question which really and vitally concerns the builder is: "Which architect can by reason of his equipment, experience, general preparedness and proved ability render me the most able and satisfactory service?"

"Cudgel thy brains no more about it."
—Shakespeare.

THE client naturally wonders how he is to determine this question. Some presume that an architect ought to enter into competition for a job. This is unfair to the architect for the reason that important ideas are given in the preliminary plans and no architect can afford to give his best ideas or to spend his time and thought in competitive work as he can when he knows that his services will be paid for if satisfactory. However, in most instances the competitive system compels an architect to take the easiest means to please which does not always mean the best interest of the client. My work is taken on condition that I give entire satisfaction in the preliminary or pencil sketches, before making the completed plans or—no pay. This saves the time of both owner and architect and is a much more satisfactory arrangement all around.

THE best way to judge of what a man can do is to ascertain what he has done and there is no better criterion than this in selecting an architect. My clientele is by far the largest of any in the country, having planned many churches, schools and office buildings, etc. in all states of the Union and many parts of Canada. My drafting force consists of the best and highest-salaried men and the volume of my business in the last three years has been sufficient to keep five expert stenographers continually busy. Only the merit of an architect's services can suffice to build up a business of this kind. I shall be glad to furnish any inquirer with a list of buildings which I have planned and any other information which may serve as a basis of judgment. I am giving ten cardinal points which I have strictly observed in my work and to which my unprecedented success is largely due.

"I will a round unvarnished tale deliver."
—Shakespeare.

1.

INDEAVOR to give as much scope as possible to individual taste and preference. In building a home for personal occupation, individuality is especially desirable as everyone has his own ideas of the kind of house he wants and it is my aim to conform to the client's preferences in the plans as far as consistent with his own best interests. There are times, however, when I can serve a client better by not giving him just what he fancies he wants and in such cases I prefer to disappoint him a little in the preliminary plans in order that I may please him considerably better in the final result.

WHERE the money available for building has been limited, I have had the greatest success in satisfying my clients. To know where and how to economize without too great a sacrifice of the desired results is a matter of special study. Property owners having unimproved grounds or buildings which they desire to improve will do well to talk the matter over with me at my of-

fice and see what can be done in the way of building with a given sum. The fact that I never go outside of my office after work enables me to do well the work at hand, besides keeping myself thoroughly schooled in the latest and best developments in architectural and building lines.

ONE of the greatest factors in my success is the fact that I have surrounded myself with a permanent, progressive and efficient corps of assistants—each one a specialist and expert. This I have accomplished by employing only the highest-salaried men and stimulating them to their best efforts by putting a premium on expertness.

STRICT adherence to business methods and the systematic organization of my force have enabled me always to get my work out quickly and, as the owners time is usually of considerable value, this is quite essential. When I take charge of the construction, I complete a twenty-thousand dollar structure in three months less time than ordinarily. Such a building with the lot would perhaps represent a twenty-five thousand dollar investment, and if the income of the property were 16 per cent this alone would be an item of 4 per cent for three months' time saved or \$1000.

IHAVE no pet notions or theories; I have made myself a master of all the building trades and I attempt nothing that is not thoroughly approved and practical. In order to specify and write building contracts properly an architect must be well versed in business and building laws and a thorough knowledge of such laws has enabled me to save my clients endless complications and expense.

MY patrons have always found my estimates of cost to be accurate and reliable. An architect cannot be too careful or conscientious in making his estimates as it is usually desired to erect a building for a certain sum and considerable embarrassment is sometimes caused when that amount is exceeded. In certain cases where desired, I will make guaranteed estimates of complete cost.

MAKE ample provisions for any desired changes in construction without unnecessary expense as the work of building progresses. When the construction work is placed in my hands, I insure the owner against liens or the misappropriation of funds and the unanticipated drain of unnecessary extras.

NO matter whether a building is modest or elaborate, as far as possible I endeavor to work for art's sake and to make it as beautiful and symmetrical as the means will allow. This is not altogether a matter of taste, for the appearance of a building largely affects its value should you wish to dispose of it.

MY terms are as low as consistent with the very best work: 1 per cent of the cost of building for preliminary 1-8 inch scale plans; 3 1-2 per cent for plans and specifications; 1 per cent for detail drawings; 5 per cent for complete plans, specifications, details and superintendence and the taking of bids from general contractors; 12 1-2 per cent for complete services including the taking of sub-bids, sub-letting, paying all bills and collecting at certain intervals from the owner; or 10 per cent for such services when the owner is willing to receive the sub-bids and pay bills himself on the architect's order. My success is due not to the size of my fees, but to the size of my clientele, and that in turn is due to the general satisfaction I have been able to give my patrons.

PREPAREDNESS is the secret of my success.

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You want a plan which provides adequately for the purposes to which the structure is to be dedicated, with room for the number of persons which it may reasonably be expected to accommodate.

I have made a thorough and painstaking study of ecclesiastical architecture in all the phases of its development from the beginning of the Christian era down to the present time and am therefore prepared to submit plans and designs either in the pure or modified gothic or upon original outlines of my own.

Ruskin tells us that "We want no new style in architecture, but we do want some style. There seems to be a wonderful misunderstanding among our architects as to the very notion and meaning of originality. A man who has the gift will take up any style and

work in that and be great in that."

I have demonstrated in so many cases that I have this particular gift that you are safe in entrusting to me whatever work you may have in mind.

It was an observant poet who wrote of the work of the ungifted ecclesiastical architect, when he said:

"Windows and doors in
nameless fancy drest,
With order, symmetry and
taste unblest,
Forms like some bedlam
builder's dream
The craz'd creation of
misguided whim."

You do not want anything which deserves that description, but rather:

"An architecture considered as a fine art, so disposing and adorning the edifice, for whatsoever of the uses of man it is reared, that the sight of it contributes to his mental health, power and pleasure."

Communicate with me then, either in person or by letter. State your plans clearly so far as you have formulated them and be assured not only of my hearty sympathy and co-operation with your own intentions but of my ability to so arrange, beautify and elaborate your plans that for the sum to be expended the results will far exceed your highest expectations.

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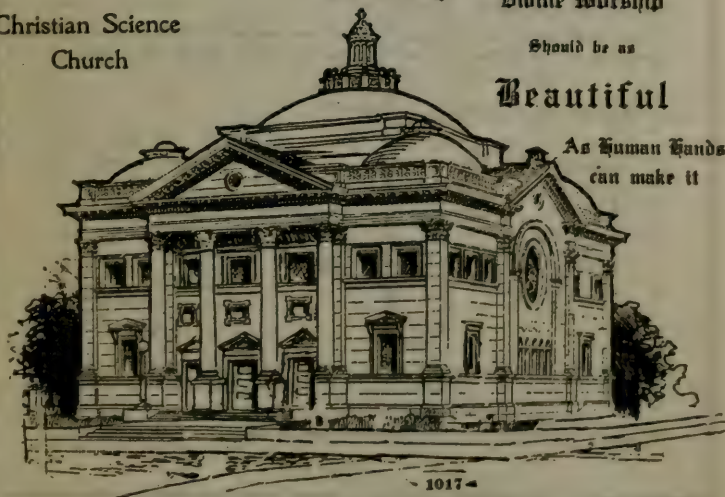
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HIGH-CLASS ARCHITECTURAL WORK

ARTISTIC HOMES



COMPTON HEIGHTS RESIDENCE.—Design 2326M;
Plans, \$75; Cost \$4242 to \$4650. See page 65.

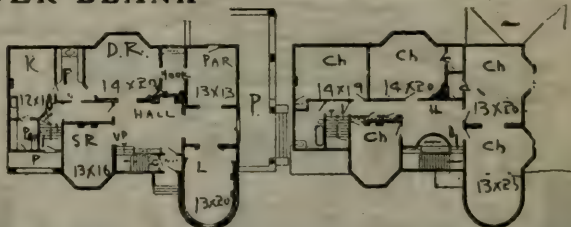
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Please make preliminary drawings (for approval) complete working drawings, details and legally worded specifications, for which I agree to pay you \$25.00 upon delivery Respectfully.

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Name



In the accompanying design the front porch is of rough stone, forming balustrade and posts. This is somewhat relieved as one nears the porch steps by handsome cut-stone columns, set on either side. The two bay windows on porch roof build up gracefully in connection with the colonial gable above.

In arrangement of plan the entrance is divided from the reception hall by an ornamental arch, and back of this a large fire-place. The general width of building is 33 feet and the depth 61 feet, the width over all being 67 feet. The estimated cost is \$4242 to \$4650.

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HERBERT C. CHIVERS CO. ARCHITECTS

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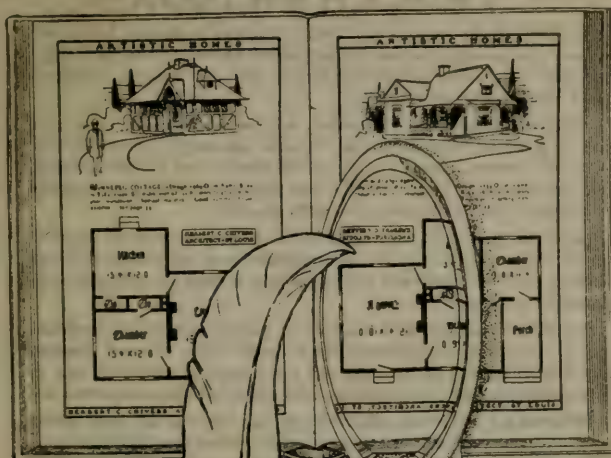
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ARTISTIC HOMES

To see, to understand, to remember, is to know...Rubens



HOW TO SEE PLANS AS THEY APPEAR REVERSED

— DIRECTIONS —

LAY BOOK FLAT ON TABLE
PLACE HAND-MIRROR ON
EDGE IN CREASE OF BOOK
RAISE LEFT HAND SIDE OF
BOOK SLIGHTLY AND NOTE
PLANS AS THEY APPEAR
REVERSED IN MIRROR

— NOTE —

A LARGE SHEET OF LOOKING-GLASS IS
STILL BETTER THAN A HAND-MIRROR

-1023-



— ORDER BLANK —

HERBERT C. CHIVERS, ARCHITECT,
ST. LOUIS, MO.

Date.....
16TH FLOOR CALL B.L.O.S.

San Francisco

Dear Sir: Please deliver to my address, as given below, the plans of
Cottage..... Design No..... on page.....
of your book entitled..... for which I
send you herewith \$..... in payment.

Name.....

Street..... Town..... State..... -1023-

HERBERT C. CHIVERS CO. ARCHITECTS

PROCLAMATION

WHEREAS, the professional practice of Herbert C. Chivers, has grown to such enormous proportions and encroached so much upon his individual time that it is only possible for him to give the positive orders on hand his personal attention, and

WHEREAS, the public is constantly solicited by numerous cheap-plan concerns who style themselves as architects, who employ cheap help and offer free sketches, merely drawing out the client's ideas without advancing any valuable new ideas of their own and also by carpenter-architects and architects of limited experience, novices, etc., and

WHEREAS, the said Herbert C. Chivers wishing to meet the needs of those, and those only, who are most appreciative of his artistic skill and store of plan information and to give the work at hand his undivided individual attention, and

WHEREAS, an architect's ideas are his stock-in-trade, his plans, sketches, etc., conveying valuable ideas, and as good ideas represent matured study and time, it is unreasonable and inconsistent to expect of him to gratuitously discuss plan arrangements or submit sketches on approval, and

WHEREAS, such ideas when sent out upon approval are often unwittingly used by even the most reliable people, without considering their actual source of originality, or with any intention of paying for same, and as the said Herbert C. Chivers' regular unsolicited practice or orders which come through his works occupy his entire time.

THEREFORE, the said Herbert C. Chivers does herewith positively bind himself to give his individual attention to all bona fide orders for plans when accompanied by a cash deposit and to not hereafter consume any portion of his time in the soliciting of new business, which personal time he feels rightfully belongs to his clients

THEREFORE, be it further stated, that as heretofore, work which he has on hand or underway shall in no instance be laid aside for prospective business. All inquiries, however, shall receive careful, prompt and courteous attention from his corps of very able assistants, who for years past he has been training to the work.

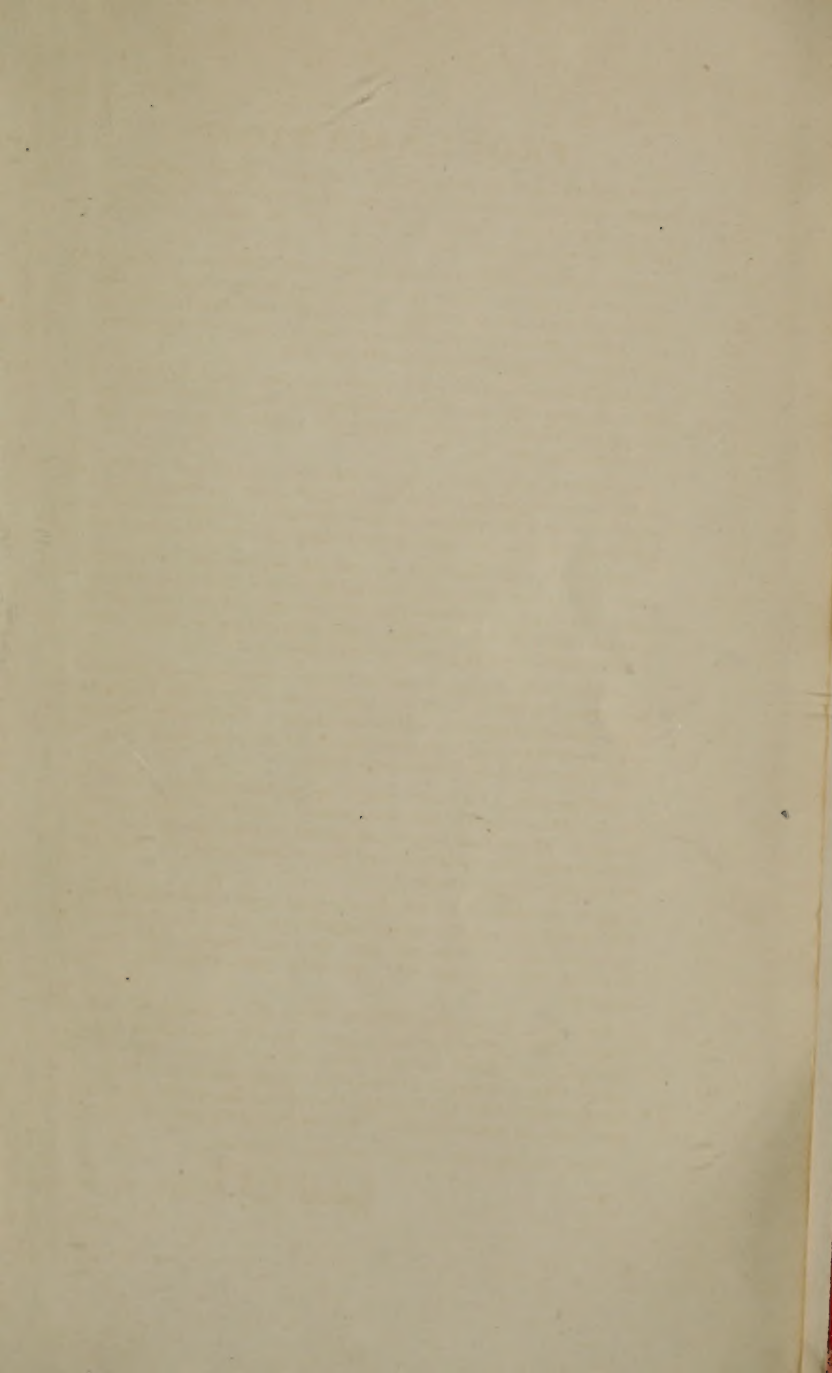
BE IT UNDERSTOOD, that this statement is not issued with a view to discouraging business but the sole purpose is to convince and thoroughly satisfy his clients of to-day and those who shall become his clients in future that their work, and their work only, shall receive his personal attention.

AND BE IT FURTHER UNDERSTOOD, that in issuing this proclamation he does not wish to discourage any inquirer from seeking information regarding probable cost of building, etc., but on the other hand, to make a frank open statement to the effect that sketches or letters which are not accompanied by a remittance or some very substantial evidence of good faith and marked "personal" will not receive his personal attention.

Given this day under his hand and seal and signed

SEAL

Herbert C. Chivers





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ARTISTIC HOMES ST. LOUIS



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